

INVESTMENT PROPERTY FOR SALE

2 shops and 1 x 2 bed flat

930 / 930a / 932 Wimborne Road
Moordown
Bournemouth
BH9 2DH

- ❖ Situated on busy main arterial road in established retailing location
- ❖ Comprising 2 interconnecting shops of 2,225 sq ft total (Let) and self-contained flat over (vacant)
- ❖ Shops let to MPH Plumbing, Heating and Bathroom Supplies (9 Branches nationwide) at £23,500 pax
- ❖ Well present vacant 2 bed flat over
- ❖ Onsite car parking
- ❖ Price - £399,950
- ❖ Sole agents



LOCATION

The property is situated in a long-established parade on the western side of this busy arterial route between the junctions with Tennyson Road and Maclaren Road.

Bournemouth Town Centre is approximately 2.5 miles to the South and Wimborne Road provides the main access to the North of the Bournemouth, Christchurch and Poole conurbation and serves the densely populated immediate vicinity of Redhill, Moordown, Winton and Charminster.

Wimborne Road is a main bus route and there is limited on street parking adjacent.

ACCOMMODATION/LEASES

Two storey building comprising two interconnecting retail units and a self-contained two bedroom flat over with parking to the rear.

Ground floor

Retail Units – (930 / 932 Wimborne Road)

2,225 sq ft net floor area, arranged as predominantly retail area with storage, office, kitchen and cloakroom / WC.

Let to MPH Merchant (South Coast) Ltd on a renewal lease for a term of 6 years from 11th June 2024 at a current rent of £23,500 pax on full repairing and insuring terms.

Flat (930a Wimborne Road)

Accessed off rear service road.

Comprising kitchen / diner, lounge, one double bedroom, one single bedroom, bathroom / WC.

The property has UPVC double glazing throughout and gas central heating.

The flat is vacant.

N.B. The flat known as 932a Wimborne Road has been sold off on a 999 year ground lease at a peppercorn rent.

PRICE

£399,950 subject to the occupational lease on the ground floor.

ENERGY PERFORMANCE CERTIFICATE

930 Wimborne Road	Band D (95)
932 Wimborne Road	Band D (80)
930a Wimborne Road	Band D (58)

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through Sole Agent:-



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