

204 Old Christchurch Road, Bournemouth, Dorset BH1 1PD

Freehold Retail and Residential Opportunity with Vacant Possession



Key Details

- Prominent location in the heart of Bournemouth's restaurant and leisure district
- Former Café with self-contained Flat and Maisonette above
- Of interest to developers, investors and owner occupiers
- Asset management opportunities
- VAT-free property

Location

Miles: 6 miles east of Poole
30 miles west of Southampton
Roads: A31, A35, A338, M27
Rail: Bournemouth Railway Station
Air: Bournemouth Airport

Situation

The property is situated in a busy trading position on the southern side of Old Christchurch Road, near its junction with Wootton Gardens, in the heart of Bournemouth's restaurant and leisure district. Nearby occupiers include Revolution, Walkabout and Subway, with a number of independent bar and restaurant operators also nearby. Glen Fern multi-storey car park is located nearby and provides car parking for approximately 400 cars. The immediate area has benefitted from a number of new mixed use developments.

Description

The property comprises a former ground floor café, with a basement providing further ancillary accommodation. In addition, there are two self-contained residential units arranged over the first and second floors. The property benefits from two car parking spaces to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Possession

To be offered with Vacant Possession upon completion.

Six Week Completion



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Former Café	58.43 sq m	(629 sq ft)	VACANT
Basement	Ancillary	55.92 sq m	(602 sq ft)	
First	Flat - 2 beds, kitchen/lounge, bathroom	-	(-)	
Second/Third	Maisonette - 5 beds, lounge/kitchen, bathroom, WC	-	(-)	
Total Commercial Area		(114.35 sq m)	(1,231 sq ft)	



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