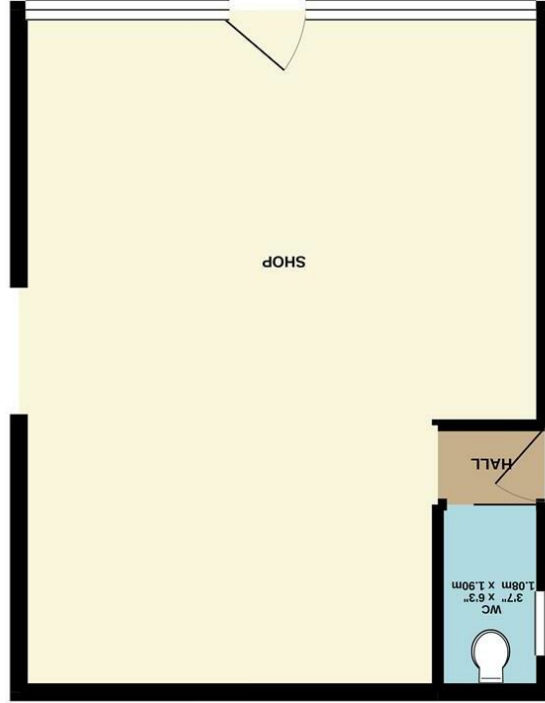


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate. Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

Without prejudice this plan is intended to show the accuracy of the boundary and measurements of the property. It is not intended to be used as a legal document. It is the responsibility of the purchaser to verify the accuracy of the measurements and to ensure that the property is as described in the particulars. The purchaser is advised to seek professional advice as to the accuracy of the measurements and to ensure that the property is as described in the particulars. The purchaser is advised to seek professional advice as to the accuracy of the measurements and to ensure that the property is as described in the particulars.



GROUND FLOOR
395 sq. ft. (36.7 sq.m.) approx.

FLOOR PLAN



732 Christchurch Road
Bournemouth, BH7 6BZ, Offers In The Region Of £170,000

MAIN FEATURES

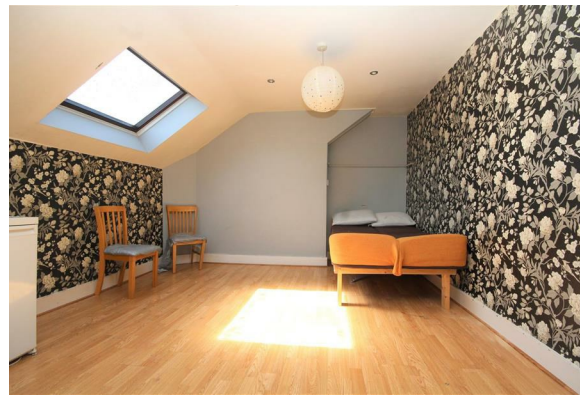
- Freehold Shop Plus One Bedroom Maisonette
- Prime High Street Location
- No Business Rates
- Open Plan Kitchen/Living Room
- Three Piece Bathroom Suite
- Near By Train Station
- Fitted Kitchen With Oven & Hob
- No Forward Chain
- A1 Retail Shop Unit
- One Double Bedroom

Area

Boscombe is a popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivaled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.



MORE @ WWW.LOVETTINTERNATIONAL.COM

Main Description

**** FREEHOLD ** A1 RETAIL SHOP UNIT IN PRIME HIGH STREET LOCATION ** Full Width Window Display ** No Business Rates ** Separate Side Access ** Viewing Highly Recommended ** Near By Train Station and 5* Award Winning Sandy Beaches ****

**** 125 Year Lease ** One Double Bedroom Maisonette ** Superb Investment or First Time Buy ** Entrance With Storage ** Three Piece Bathroom ** Open Plan Kitchen/Living Room ** Near By 5* Award Winning Sandy Beaches ** Velux Windows ** Gas Central Heating ** Service Charge £180 p/a ** Near By Train Station ** Airport (6 miles) ** Potential Rental Return £650pcm ****

Tenure

Freehold Shop - No Business Rates.
 Usage: A1 Retail
 Shop Rental - £525pcm
 Maisonette - Potential £700pcm
 Leasehold Apartment with Leasehold - with new 125 year lease.
 Ground Rent: NIL
 Service Charge - £180 per year.

Offers In The Region Of £170,000

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

