



**Columbia Road, Bournemouth, Dorset**  
**Two self contains flats and commercial unit**  
**Asking Price £550,000**





Welcome to a superb investment opportunity in the heart of Columbia Road. Presenting a freehold property of immense value and great potential, this expertly converted gem is a dream acquisition for savvy investors. Strategically tailored for supreme profit potential, this property offers two fantastic flats along with a thriving commercial unit. The ground floor graciously invites you in via an entrance hall, leading you to a spacious lounge/kitchen/diner perfectly adorned with a brand new, fully-fitted kitchen and integrated appliances. A comfortable double bedroom and a sleek shower room complete this delightful dwelling. Step outside to your very own private outdoor space, currently laid to shingle, where tranquil relaxation amidst nature awaits. Transcend up to the first floor, where you'll encounter an exquisite dual-aspect lounge/kitchen/diner, flooded with natural light. Complete with a brand new kitchen boasting top-notch integrated appliances, this area guarantees a captivating culinary experience. Two airy double bedrooms and an impeccable, modern shower room contribute to a serene living experience. Step outside onto your private outdoor haven, currently adorned with shingle, for those moments of peaceful respite. This outstanding investment doesn't stop there! The commercial unit, with a lucrative let agreed for the coming four years, promises a steady monthly income of £700. Set yourself up for success as this prime space ensures financial stability and incredible returns. Beyond your possession's fantastic framework, the location amplifies its appeal. Positioned conveniently close to a myriad of local shops, buses, schools, and beautiful commons, everyday convenience is merely moments away. Furthermore, the vibrant Bournemouth Town Centre is a short and effortless car journey from your doorstep, offering an exciting array of shopping, dining, and recreational opportunities for potential tenants. Rest assured that this property shines brightly under your mantle. The excellent condition in which it resides is testament to how meticulously it has been converted. Coupled with its picturesque location, it forms an irresistible allure to both tenants and landlords alike. Embrace this exclusive invitation to make this outstanding investment your own. Your journey of unrivaled profitability begins here. Call our sales team now on 01202 519761 to arrange a personal viewing and explore this unparalleled financial endeavor.







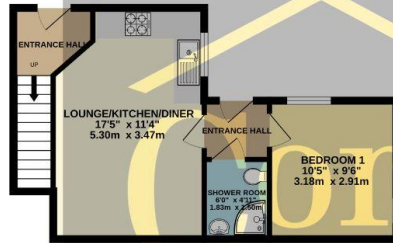
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RETAIL UNIT  
262 sq.ft. (24.3 sq.m.) approx.



GROUND FLOOR FLAT  
390 sq.ft. (36.2 sq.m.) approx.



FIRST FLOOR FLAT  
654 sq.ft. (60.7 sq.m.) approx.



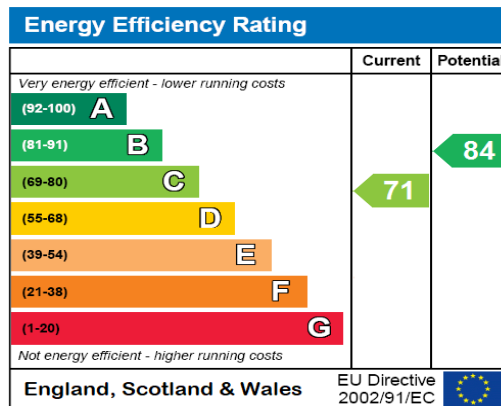
TOTAL FLOOR AREA: 1305 sq.ft. (121.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## 🕒 OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

☎️ 01202 519761

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