



## Property Location

Commercial Road is a vibrant hub of retail and nightlife, capturing the essence of Bournemouth town's dynamic atmosphere. Situated in the heart of the town Centre, it serves as a key shopping destination, complementing nearby areas like The Triangle and The Avenue. The street boasts a diverse array of stores, from independent boutiques to well-known international brands. Beyond shopping, Commercial Road is renowned for its lively bar and cafe scene. Both sides of this bustling street are lined with an assortment of establishments catering to various tastes, wants and needs.

Commercial Road, Bournemouth  
 Approximate Gross Internal Area = 271.3 sq m / 2920 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 0.2 sq m / 2 sq ft  
 Total = 271.5 sq m / 2922 sq ft



☐ = Reduced headroom below 1.5m / 5ft  
 This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Commercial Road , Bournemouth

£595,000



FREEHOLD BUILDING  
 WITH FREEHOLD TITLE  
 COMMERCIAL SHOP  
 UNIT (HAIR SALON)  
 1 X ONE DOUBLE  
 BEDROOM FLAT  
 1 X TWO DOUBLE  
 BEDROOM FLAT  
 LARGE BASEMENT  
 WITH COURTYARD  
 STYLE GARDEN  
 BOURNEMOUTH TOWN  
 CENTRE LOCATION  
 WALKING DISTANCE TO  
 THE BEACH  
 POTENTIAL FOR  
 IMPROVEMENTS  
 CHAIN FREE VENDOR



### Why you'll like it

Ideally located in Commercial Road Bournemouth, is this fantastic opportunity to own a FREEHOLD period building comprising of just under 3000sq.ft of internal living and workspace. The building is made up of a commercial property on the ground floor, basement and two residential flats above.

The atmosphere on Commercial Road is one of constant activity, with visitors enjoying the blend of retail therapy and culinary delights. The street's strategic location and diverse offerings make it a central point for both locals and tourists looking to experience the best of Bournemouth's shopping and nightlife.

The Ground Floor - Situated on the ground floor of the building is a commercial unit that is currently being used as a fully functioning hair salon (HIRSCH SALON). The shop unit offers a very good floor space and is equipped with kitchenette/utility room, storage cupboard and W/C. there is a great opportunity to continue with a hair salon or why not make a change and set up your very own business (subject to planning). The shop unit also provides access via a staircase down to the basement floor.

The Basement Floor - The basement is an impressive space, offering ample flexibility in what it could be used for. The basement floor is divided into a large reception room that would be ideal as a lounge or staff area for the shop unit, a store cupboard, a large kitchen with plenty of cupboard space, W/C/shower room and separate bedroom/reception room. The basement also provides access out

on to the courtyard style garden and access out on to commercial road. With permission you could turn this in to a one-bedroom flat located on the lower ground floor in the building with a rental income of £800-£1000pcm.

The First floor - Located above the commercial shop unit are two residential flats. Access to properties can be found just to the right-hand side of the shop unit. Enter the communal hallway and find a storage cupboard, ideal for general household items and a staircase leading to all principal flats in the building. On the first floor is a very spacious one double bedroom flat. Erecting a few partition walls will transform the property and give you the added benefit of creating a second bedroom (subject to planning). The property consists of a light a bright large lounge area, a very good size kitchen, family bathroom and a separate W/C.

Second Floor - The second floor offers an already converted two-bedroom flat. The property boasts a good size lounge, spacious kitchen with dining area, good size family bathroom, and separate W/C. The property is in good decorative order.

The two flats would make ideal rental properties and if refurbished to a good standard, you could achieve £800.00-£950.00pcm for the one-bedroom flat and £1100.00-£1200.00pcm for the two-bedroom flat.

Parking for the properties can be found on road or in the public car-park local to the building. Transport links can be found a short walk away with several bus stops available to help get you in and out of town. Overall, Commercial Road embodies the lively spirit of Bournemouth, offering a mix of shopping, dining, and entertainment that appeals to a wide range of interests. Whether you're looking to update your wardrobe, enjoy a meal, or unwind with a cocktail, Commercial Road has something to offer everyone.

