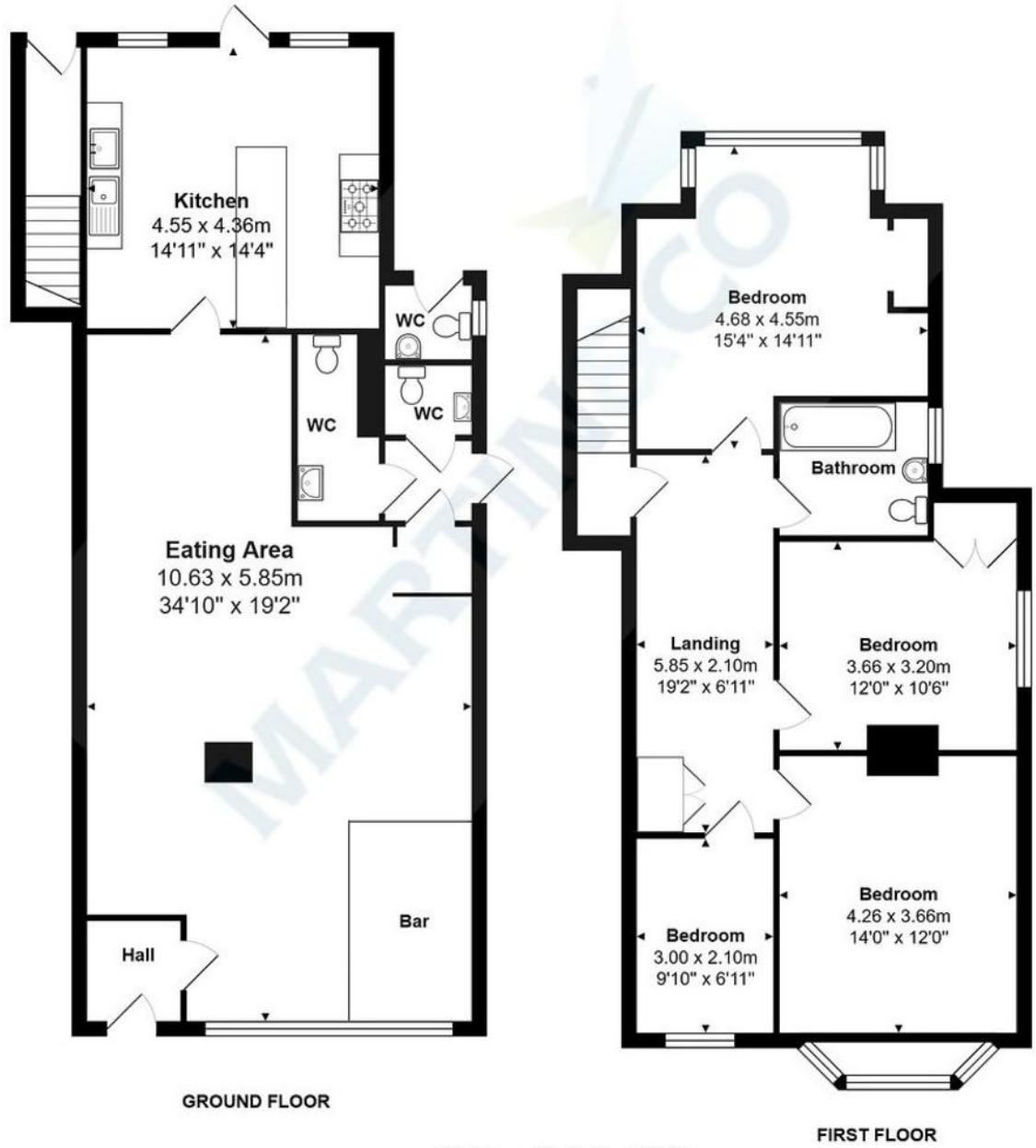


Property Location Christchurch



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.

Martin & Co Bournemouth

• 192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>

MARTIN & CO



Starlight Indian Cuisine

£400,000

MARTIN & CO

Freehold

Mixed-Use Commercial Property

Potential For Alternative Use

Redevelopment (STPP)

Business Or Development

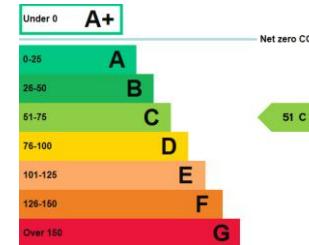
Large Rear Garden

Fully Fitted Commercial Kitchen

Three-Bedroom Self-Contained Flat

Separate Access To Apartment

Early Viewing Highly Recommended



Why you'll like it

A rare opportunity to acquire a substantial freehold commercial property comprising a well-established Indian restaurant with a spacious three-bedroom flat above, further benefiting from a large rear garden and garage. The property offers excellent flexibility and is suitable for a business purchase, investment, or redevelopment opportunity (STPP).

The ground floor is currently operated as Starlight Indian Cuisine, a popular and fully fitted restaurant offering a generous dining area, commercial kitchen, preparation space and ancillary storage. The premises has traded successfully for many years and provides an immediate turnkey business opportunity for owner-operators or investors.

Above the restaurant is a self-contained three-bedroom residential flat, offering well-proportioned accommodation ideal for owner occupation, staff housing, or rental income. The flat benefits from its own access and provides excellent additional value to the property.

Externally, the property boasts a large rear garden, a rare feature for a commercial premises of this type, offering scope for extension, further development or alternative uses subject to the necessary planning consents. A garage is also included, providing additional storage or parking.



Key Features:

- Freehold commercial property
- Established Indian restaurant currently trading
- Three-bedroom residential flat above
- Large rear garden
- Garage
- Suitable for business continuation, investment or redevelopment (STPP)
- Prominent and accessible location

This is an exceptional opportunity for purchasers seeking a mixed-use investment, an operating business with living accommodation, or a future development project in a well-connected location.

Early viewing is highly recommended to fully appreciate the potential on offer.

Rateable Value

The current rateable value is £10,500 (1 April 2023 to present). Sourced from VOA.

EPC

Restaurant: Available upon request (rating C). Available upon request (rating G).

Agent Notes

Tenure - Freehold
Council Tax Band - D for the flat above - The commercial restaurant unit would be subject to Business Rates

