

Poole Road, Dorset, BH4

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Guide Price £475,000 *Freehold*

** FREEHOLD INVESTMENT ** For sale by online auction ** Pre-Auction offers considered ** A unique and extremely desirable investment opportunity situated in the heart of Westbourne Village consisting a commercial shop unit with excellent tenant (optician) on ground and basement levels and a 3 bedroom maisonette on first and second floors. Income of £40,200 per annum.

KEY FEATURES

- Auction Date - Tuesday 14th July 2026
- Freehold investment
- Ground floor & basement commercial shop unit let at £24,000 per annum
- Commercial lease - 15 years from 2018
- Split level 3 bed maisonette on first and second floor let at £16,200 per annum
- Total income £40,200 per annum





Westbourne

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DESCRIPTION

The ground floor and basement level is let to an opticians which is an extremely well established and long-standing business in Westbourne. The commercial lease runs from August 2018 and was for a term of 15 years. The break clause earlier this year was not exercised. To the rear of the shop is parking.

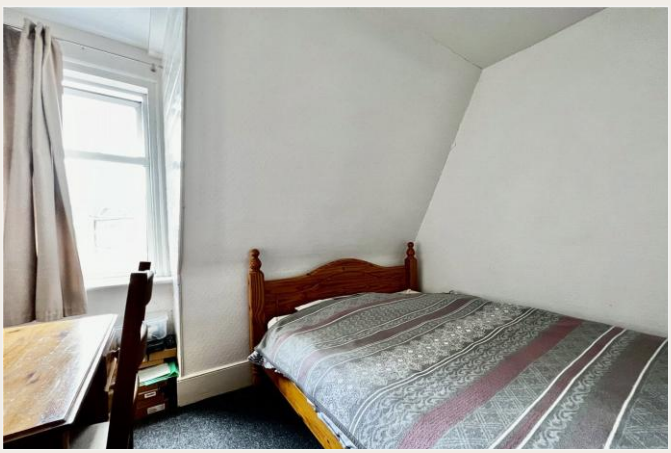
On the first and second floors there is a 3 bedroom maisonette with private entrance accessed from the rear of the property. The apartment is let on a 12 month AST at a current rent of £1350 per calendar month (£16,200 per annum).

The property is situated in a prominent position on the popular Westbourne High Street and offers an excellent long-term investment opportunity.

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.
Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.







LOCATION

Westbourne village offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

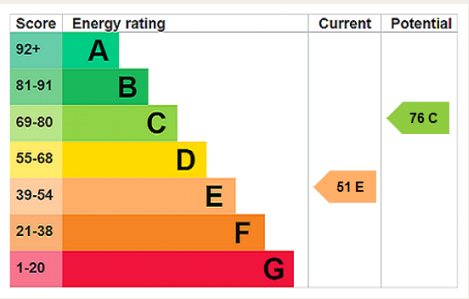
The town centre has a pedestrianised high street with a variety of shops, well known fashion brands and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole, Branksome or Bournemouth

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Freehold
Term: N/A
Service Charge: N/A
Ground Rent: N/A
Council Tax Band: TBA
EPC rating: C



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