



199 & 199a Bournemouth
Road,
Parkstone, Poole,
BH14 9HU

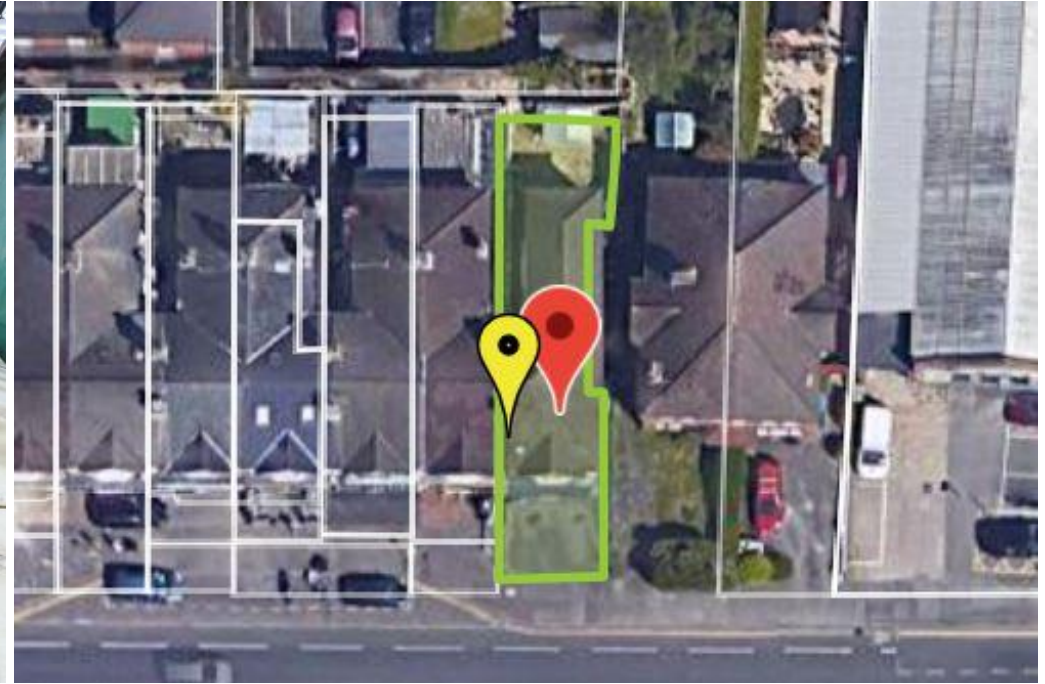
£320,000

GROUND AND FIRST FLOOR FREEHOLD PROPERTY

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INTRODUCTION

This freehold property of over 1600 sq ft on a plot of 1900 sq ft is a strong investment opportunity. First time on the market since 1982, it has 2 dedicated parking spaces and a courtyard garden.



- ◆ Rare opportunity to acquire this freehold, for the first time since 1982.
- ◆ Strong investment opportunity.
- ◆ Currently configured as a photographic studio and retail on ground floor, and a 2 bedroom flat on the first floor.
- ◆ Under permitted development, opportunity to convert the ground floor to residential and after conversion costs, achieve 5% plus gross yield.
- ◆ NACOSS Gold alarm system to the ground floor.
- ◆ Good condition property—investment in the last 4-5 years includes a new boiler & radiators and rewiring of ground floor, new kitchen to 1st floor, new soffits and guttering.
- ◆ 2 parking spaces on tarmacked drive.
- ◆ Rear courtyard garden with pedestrian access to Hardy Road.
- ◆ Both ground floor and first floor are in excess of 800 sq ft.
- ◆ Plot size 1900 sq ft.

PROPERTY DESCRIPTION

A rare opportunity to acquire the freehold that has been in the same ownership since 1982, the land dating back to 1907.

Currently the property is arranged with a retail and photographic studio on the ground floor. This is over 800 sq ft and has a kitchenette and a loo. It accesses a back courtyard with rear access path to and from Hardy Road. New radiators and Glow Worm Energy 12S boiler were fitted in 2016 and the boiler is covered by a Glow Worm 7 year warranty from 2016. A Texecom alarm-NACOSS GOLD-was installed, also in 2016, by Southern Security and is serviced by them. The ground floor was rewired including hard wired smoke alarms and had new lighting installed in 2016.

The first floor is arranged as a 2 bedroom flat with separate entrance to the side of the building. Again over 800 sq ft with a new kitchen fitted in 2019. The existing tenants have lived here for the past 8 years.

The whole property sits on a plot of 1904 sq ft and the soffits and gutters have been replaced in the last 4 years. There are 2 parking spaces on the tarmacked drive at the front of the property.

Our view is to achieve the best return for the investment if regular income is your goal, then conversion of the ground floor to residential (permitted development) as a 2 bedroom flat or 2 studio flats, the projected income would be between £19,200pa and £21,600, a minimum gross yield of 5.33% based on £40k conversion costs. Please feel free to discuss with us.

Or of course, convert to a residential home.

ADDITIONAL INFORMATION:

1st Floor Flat

Freehold

Annual Council Tax: Band B £1412.36 payable

Energy Performance Certificate (EPC) Rating: Band D (56)

Connectivity: Vodaphone currently used

TV: Sky and Virgin available

Off road parking for one vehicle

Property Size: 816 sq ft

Ground Floor Unit

Freehold

Rateable Value: £7800(no business rates payable)

Energy Performance Certificate (EPC) Rating: Applied for

Connectivity: Vodaphone currently used

TV: n/a

Off road parking for one vehicle

Property Size: 814 sq ft

Total Property

Plot Size: 1904 sq ft, which includes 2 parking spaces at the front of the property and a rear garden.

Viewings: 24/36 hours notice and to adhere to these days/times:

Tuesdays, Wednesdays and Thursdays after 1pm or Friday mornings.

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PROPERTY DESCRIPTION



199 – Ground Floor Retail

Currently arranged as photographic services

Front Studio

The entrance is via the shopfront from the tarmacked drive which is for the 2 parking spaces for the property. The front studio houses a Glow Worm Energy 12S boiler fitted in 2016 and still subject to the initial 7 year Glow Worm warranty.

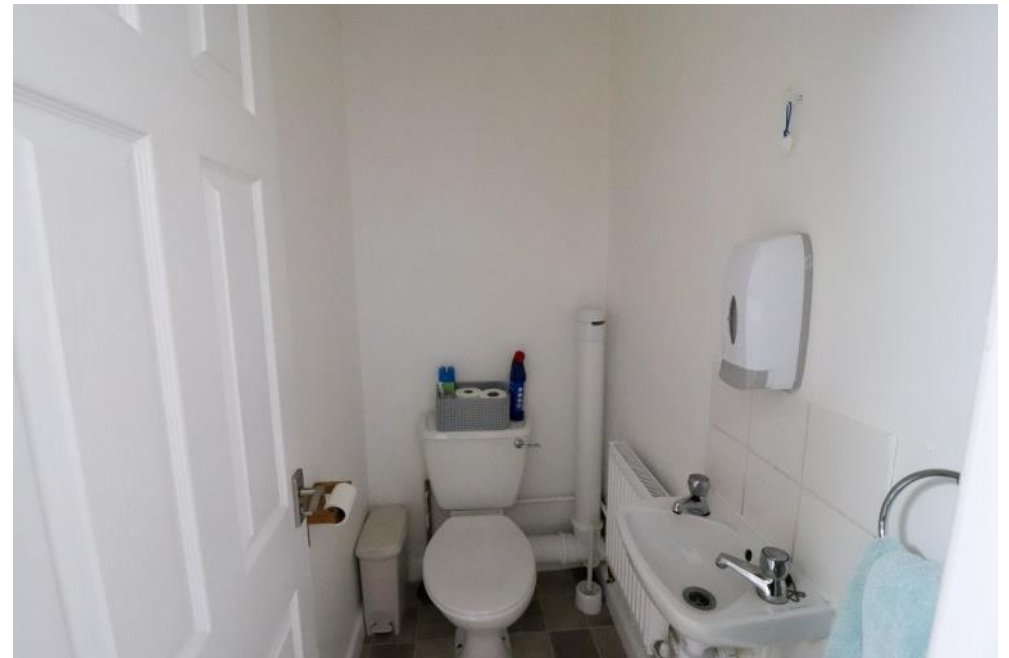
New thermostatically radiators were installed at the same time. In 2016, the ground floor was rewired including hard wired smoke alarms and new lighting fitted and an alarm system fitted: NACOSS Gold Texecom from Southern Security Services. This studio is carpeted.

PROPERTY DESCRIPTION



Rear Studio

Engineered oak flooring, thermostatically controlled radiators. Kitchenette area with laminate flooring. Loo with tiled floor, sink and extractor fan. Rear door to courtyard garden and path that leads to Hardy Road. Garden has external water and electricity supply.



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PROPERTY DESCRIPTION



199A First Floor Flat

Separate entrance to the side of the property. Outside light and part glazed door.

Entrance Hall

Tiled floor, radiator, storage. Carpeted stairs up to the flat.

Hall

Carpeted, double glazed obscure window, radiator. Airing cupboard with Vaillant gas boiler. Part boarded loft for storage.



PROPERTY DESCRIPTION



Living Room

Large room with high ceilings. Carpeted, thermostatically controlled radiator, double glazed bay window.

Kitchen/ Dining Area

Large room, newly refurbished in 2019 with sage high and low level units, timber effect work surfaces and laminate floor. Double glazed window. Thermostatically controlled radiator. Miele electric oven, AEG electric hob and Bosch extractor hood.

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PROPERTY DESCRIPTION



Loo

Vinyl floor, sink, loo, obscure double glazed window.

Bathroom

Bath with shower over, part tiled, vinyl floor, sink, radiator, obscure double glazed window.

Bedroom 2

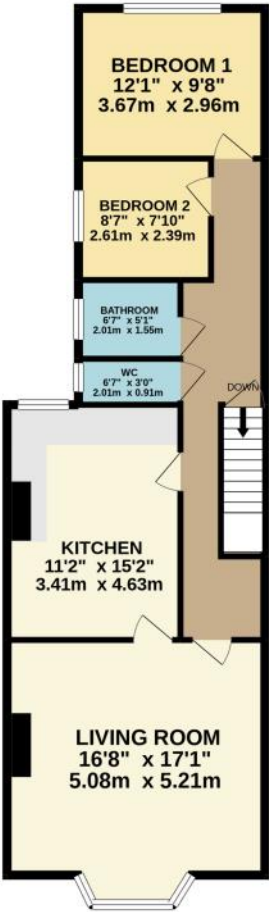
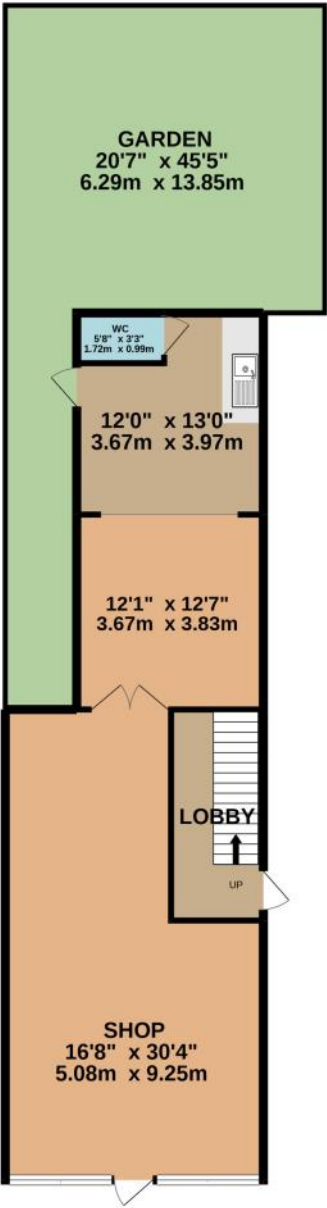
Carpeted, thermostatically controlled radiator, double glazed window

Bedroom 1

Carpeted, thermostatically controlled radiator, double glazed window



FLOOR PLAN



AREA DESCRIPTION

This location is on the main Bournemouth to Poole Road and from here it is just 2 minutes walk to the Sainsbury Local and Tesco Express, and less than a minutes walk to Majestic Wine Warehouse and a local convenience store.

Or 2 minutes down to Penn Hill, where there is a Co-Op convenience store and the fabulous Mark Bennett's award winning artisan bakery and patisserie. And Penn Hill is perfect for a night out with the choice of Penn Hill central, Jenkins and Sons and Gossip for eats and drinks and Nick The Fish for fish 'n chips. You really can just walk for a great night out. You are also not far from the buzzing and quirky lifestyle of Ashley Cross.

For bigger shops Waitrose, Tesco and Lidl are close by. And again just a short walk to Redlands retail park which has a John Lewis Home, Homebase, Laura Ashley Home, Next Home and Home Bargains. Also at the retail park is an Everlast sports fitness gym.

For other sports, you are of course close to Poole Harbour which is the 2nd largest natural harbour in the world and haven to all sizes of boats. If you are into watersports, this is your heaven. If not it is still spectacular to watch the kitesurfers and windsurfers in this UK hub for these sports. It is renowned for the safety for learning these sports. The area also has a strong cycling community with a favourite ride being over the Sandbanks chain ferry to the Purbeck Hills. It is also a key destination for walkers who want to explore Dorset's Jurassic Coast. Tennis Courts and green bowls are at Leicester Road, a short walk away and the Poole and Bournemouth area is well known for the number of golf courses. And of course the famous beaches of Sandbanks are less than 2 miles away for a chilled day.

And if you have a young one, you are on the doorstep(0.1 of a mile) from the Ofsted rated good Courthill Infants school.

And there is of course work. Despite living in one of the most stunning places in the UK, the area is a significant business hub with the headquarters of JP Morgan, Vitality, LV, Sunseeker Marine, Barclays International, the RNLI and Merlin Entertainments all in the conurbation. The property is on the main bus route between Poole and Bournemouth. The Wessex Way is less than a mile away provide at least dual carriageway to the New Forest, Southampton and the UK motorway network. Branksome Railway station is also within half a mile, one stop to Bournemouth, London in 2 hours and a direct route to Manchester. Bournemouth International Airport is the fastest growing in the UK and from Poole, there are ferries to France and the Channel Islands.

A super location.



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LOCAL AREA



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Viewing by appointment through :

Albury & Hall (Canford Cliffs) Ltd. 32 Haven Road, Poole BH13 7LP

01202 80 55 55 cc@alburyandhall.co.uk www. alburyandhall.co.uk

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