

## FOR SALE

Freehold Opportunity in Busy Location

**544 Christchurch Road,  
Bournemouth, Dorset,  
BH1 4BE**

### Key Features

- Prominent location just off the pedestrianised section of Christchurch Road
- Near by national retailers include McDonalds, Primark, Boots The Chemist and Greggs
- Fully Let Mixed Use Investment
- Total Rent Receivable £42,450 per annum
- Offers invited in the region of £555,000 for the freehold interest



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

## Location & Description

The Property is situated just off the pedestrianised section of Christchurch Road. It is in the vicinity of multiple retailers including McDonalds, Primark, CEX, Boots the Chemist, Greggs and Esquires Coffee. The O2 Academy is in close Proximity.

The ground floor commercial unit benefits from a double frontage, LED suspended ceiling, large rear store area and rear access. It is currently trading as 'Cash Converters'.

The upper parts are split into two, large 3-bedroom flats both identical shape and size, accessed from the rear of the property. Flat 2B has been recently renovated.

All tenants have expressed a strong desire to remain in their associated tenancies.

## Terms

Offers Invited in the region of £555,000 for the freehold interest in the property.

It is understood VAT is applicable to this transaction.



What3words: [honey.oiled.camp](#)

## Accommodation

Floor Areas	Sq Ft	Sq M	EPC	Rates	Council Tax Band
Ground Floor Shop	1,345	125	B (43)	£16,250	N/a
Flat 1A (544a) 3 Bedroom Flat	732	68	C (80)	N/a	B
Flat 2B (544b) 3 Bedroom Flat	732	68	C (73)	N/a	B
<b>Total Net Internal Area</b>	<b>2,809</b>	<b>261</b>			

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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## Tenancy Details

### Ground Floor Shop

Let by way of a 10 year effective full repairing and insuring lease commencing 1st December 2025 to Dorset Vaults Limited (T/A Cash Converters) at a rental of £17,250 per annum plus VAT. There is a break clause and rent review on the 5th anniversary of the term.

### Flat 1A (544A)

Let by way of a statutory periodic tenancy dated 19 January 2025 at a rental of £12,600 per annum (£1,050 PCM) to a private individual. The tenant has lived at the property for 7 Years.

### Flat 2B (544B)

Let by way of a an assured shorthold tenancy for a period of 12 months from 12 May 2025 at a rental of £12,600 per annum (£1,050 PCM) to a private individual. The tenant has lived at the property for approximately 3 years.

## Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.





## Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

**Ben Simpkin** | 07871 373 069 | [bsimpkin@mavarealestate.co.uk](mailto:bsimpkin@mavarealestate.co.uk)

**Dominic Street** | 07443 277 559 | [dstreet@mavarealestate.co.uk](mailto:dstreet@mavarealestate.co.uk)

**Clare Julyan** | 01202 887 555 | [cjulyan@mavarealestate.co.uk](mailto:cjulyan@mavarealestate.co.uk)



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