

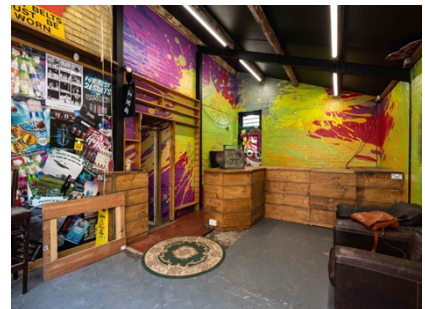
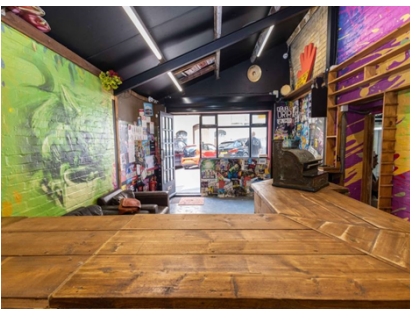
MRKT

PROPERTY EXPERTS

6/6a Verulam Place

Guide Price £140,000

FOR SALE



Property Features:

- Close to local amenities
- Vacant possession, no forward chain
- No forward chain
- Investment Opportunity
- Bournemouth town centre location

Summary

ONLINE AUCTION MRKT Property Experts are pleased to present this opportunity to purchase a commercial unit located in central Bournemouth, this 2 part retail unit is offered with vacant possession and no forward chain.

Description

ONLINE AUCTION - see description for details.

The flexible space is offered with two sizeable rooms, the main shop frontage which forms the freehold for the shop and an adjoined basement/storage area with WC that is subject to leasehold from the residential block above, so there are 2 titles, for 6 and 6a that forms the purchase price. The previous owners used the property as a vape shop (previously a jeweller), but the position and size does lend itself well to any small or up and coming business, especially being so close to Bournemouth pedestrianised High street. The property will need refitting to suit, in particular the basement storage and connect facilities, the current owners did install new electrics, electric roller shutter and intruder alarm. The unit has a high vaulted ceiling with an exposed steel roof structure. 6 Verulam Place is accessed via 6A and comprises a workshop and store area.

Room Dimensions

Floor Plan

EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92- A)		Very environmentally friendly - lower CO ₂ emissions (92- A)	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Additional Information

- Council Tax Band:
- Lease Length:
- Service Charge:
- Ground Rent: