



Ensburys Veterinary Practice

117 Ensburys Park, Bournemouth, BH9 2SH

SPENCERS
NEW FOREST

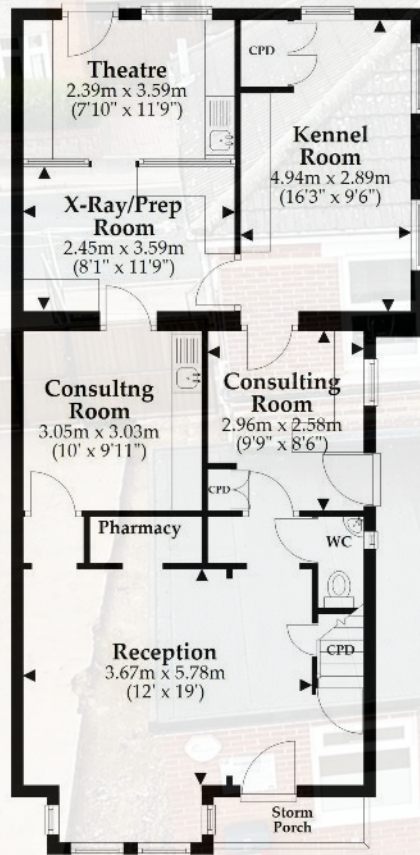


FLOOR PLAN



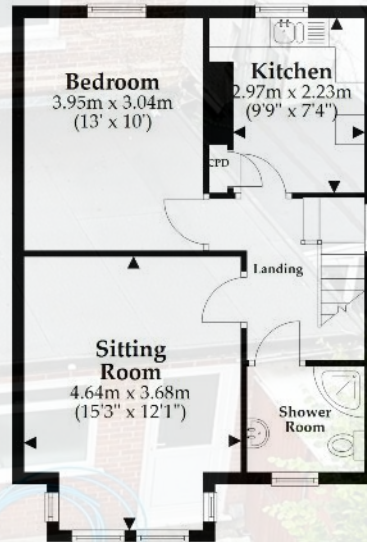
Ground Floor

Approx. 81.1 sq. metres (872.5 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.3 sq. feet)



Total area: approx. 127.9 sq. metres (1376.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

The property

A rare and great opportunity to purchase a converted period house, currently arranged as a successful long-term commercial let. Benefiting from impressive road frontage a good parking facility and a yield of circa 5% this is a great opportunity to acquire a successful rental and future investment.

- Tenant in Situ until 2026 (business not affected)
- Large plot with great road frontage
- Well maintained building
- Lease documentation available upon request

The Situation

This property is conveniently located in Ensbury Park which is situated on the outskirts of Bournemouth. The larger centre of Bournemouth is approximately 1 mile away, offering an extensive variety of shops, restaurants, cafés, bars and leisure facilities. The stunning blue flag sandy beaches are also approximately 1 mile away. The A35 is easily accessible, providing links to Westbourne, Branksome and Poole Harbour (approximately 6 miles). For the commuter the A338 joins the A31 & M27 linking to Southampton (approximately 30 miles east), Winchester (via the M3) and London (via M3/M25). There is a mainline railway station in Bournemouth, and an airport at nearby Hurn.

Directions

What Three Words: ///fault.goals.adding

Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance





For more information or to arrange a viewing please contact us:

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