



Ensburys Veterinary Practice

117 Ensburys Park, Bournemouth, BH9 2SH

SPENCERS
NEW FOREST



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 Siu 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

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

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