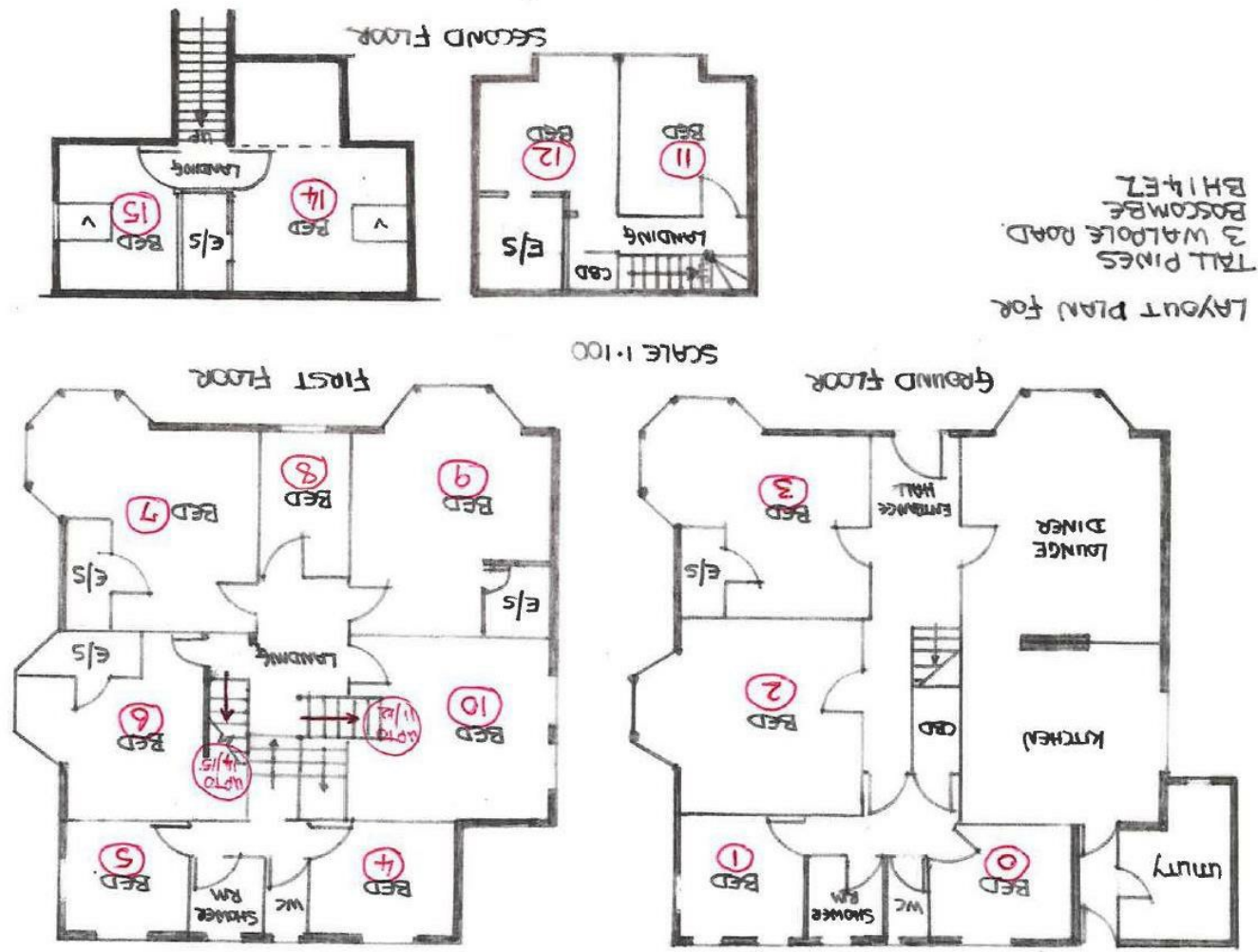


**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.  
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.



**FLOOR PLAN**



**3 Walpole Road**  
Bournemouth, BH1 4EZ, Asking Price £950,000

## MAIN FEATURES

- Fully Licensed HMO To 25 Occupants
- Detached Property
- Scope To Increase
- Convenient Location To Shopping Area
- Short Term Lets Maximizing Yields
- Rear Off Road Parking
- Large Garage/Workshop Area

### Description

A unique opportunity to acquire a fully licensed HMO detached property, situated in a convenient location close to Boscombe centre and within easy reach of the sea front.

The property is licensed for up to 25 occupants and mainly houses short term tenants, supplied by the council, housing associations etc and is overseen by a House Manager who deals with the day to day activities of the tenants if needed. By dealing with short term tenants, this maximizes the profitability and makes for a good yield.

The property had a roof extension a few years ago to increase the capacity which is covered under the license, and further units could be added to the side, which the current owner is exploring, subject to planning.

A great investment, producing a good yield in a convenient location, viewing comes highly recommended.



MORE @ [WWW.LOVETTINTERNATIONAL.COM](http://WWW.LOVETTINTERNATIONAL.COM)

### Area

Boscombe is an extremely popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains

5\* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivaled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

### Tenure

Freehold

Fully Occupied Annual Income Between £120,000 - £130,000.  
Currently Part Let. (Reduce number of tenants in building due to covid)

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.



## Asking Price £950,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			7.5
(69-80) C			
(55-64) D		5.2	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

