



MOLLARO

The Farthings, 5-7 Grove Road, Bournemouth BH1 3AS

£1,295,000



Opportunity to acquire four apartments in one solus block which has been run as a Furnished Holiday Lettings business with existing support system and includes a six year database of guests.

This is a unique opportunity in a perfect letting location.

The Farthings is a freehold solus block containing 4 apartments. All are self-contained and each has a dedicated parking space with bollards accessed via electric gates. They have been run for the last 6 years as Furnished Holiday Lettings and have a support network in place for cleaning, changeovers and maintenance. There is of course an option to do Assured Shorthold Tenancies (projected income of £65k).

The owners have reduced the marketing for Furnished Holiday Lettings and there is an opportunity to maximise the potential by marketing beyond AirBNB with the likes of TripAdvisor, Homeaway, Booking.com, Expedia, and Paws & Stay.

The block is being offer as a turnkey solution with the majority of furniture, linen, crockery and cutlery and an existing network for cleaning and changeovers. Essentially for holiday bookings, the block is pet-friendly.

Each apartment has a video entry system and a fully fitted kitchen including dishwasher, washing machine and microwave.



- Opportunity to acquire 4 apartments in one solus block
- Existing Furnished Holiday Lettings business for the past 6 years
 - Option to also do Assured Shorthold Tenancies
- Turnkey solution with the majority of furniture, linen, crockery and cutlery
 - Existing set-up for cleaning and changeovers
 - Database of holiday guests for the past 6 years
- Balance of booking monies go to the new owner on completion
- Existing AirBNB marketing which can be expanded to other portals
- Dedicated parking space with each property-secure behind electric gates
 - Pet friendly-key for holiday bookings



APARTMENT 1

- Ground floor
- South facing outside space
- Living room/Dining area
- Double bedroom with en suite bathroom
- Single bedroom
- Shower room
- Fully fitted kitchen

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	









APARTMENT 2



- 1st Floor
- Living room/Dining area
- Double bedroom with en suite bathroom
- Double bedroom
- Shower room
- Fully fitted kitchen

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	77	77
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	









APARTMENT 3



- 1st Floor
- Living room/Dining area
- Double bedroom
- Twin bedroom with en suite bathroom
- Shower room
- Fully fitted kitchen

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	76	76
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	








APARTMENT 4



- Ground floor
- South facing outside space
- Living room/Dining area
- Double bedroom with en suite bathroom
- Double bedroom with bunk beds
- Shower room
- Fully fitted kitchen

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	76	77
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

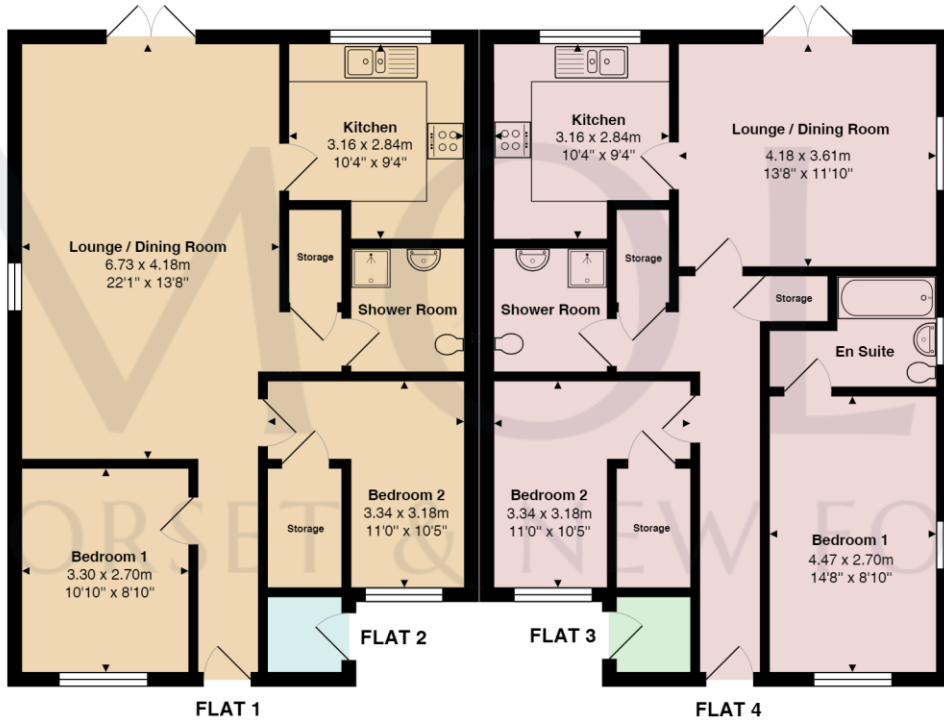




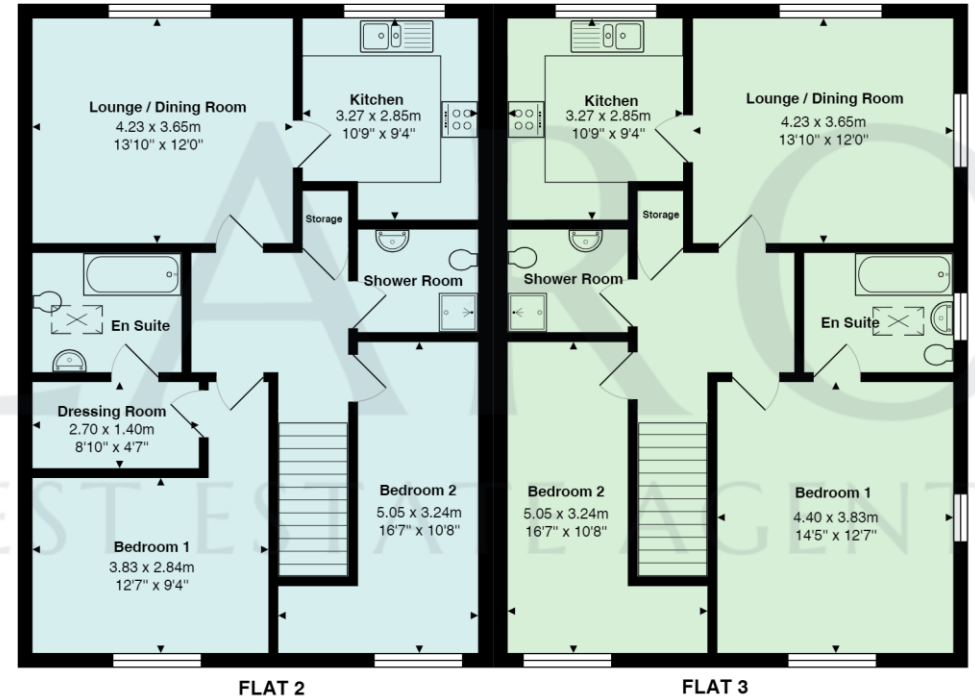


FLOORPLANS

GROUND FLOOR



FIRST FLOOR



MOLLARO
DORSET & NEW FOREST ESTATE AGENTS

All measurements are approximate and for display purposes only

Total Area: 289.8 m² ... 3119 ft²

AREA DESCRIPTION

The Farthings is perfectly located for furnished holiday lettings or Assured Shorthold Tenancy lettings. It is less than half a mile from the Wessex Way with at least dual carriageway to the New Forest, Southampton and the UK motorway network. Bournemouth International Airport is one of the fastest growing in the UK and Bournemouth Railway Station which is in walking distance has direct routes to London and Manchester.

You are literally on top of the beaches with a 2 minute walk to Pier Approach and Bournemouth Gardens. In this central location you can walk to practically anything you could want:

Bournemouth's huge choice of restaurants: Neo, Turtle Bay, Urban Garden, Drgnfly are favourites. Or by the pier get fish n chips at Harry Ramsden's.

Walk the 7 miles of award winning beaches and enjoy the many beachfront eateries, getting as far as the famous Sandbanks and Poole Harbour.

Visit the IO screen Odeon multiplex cinema or the Pavilion for shows or the BIC for concerts-Paloma Faith, Keane and The Human League are all appearing this year. Plus Bournemouth has a renowned nightlife.

Meyrick Park public golf course is just off the town centre, there are tennis courts in Bournemouth Gardens and many options for gyms and swimming pools. With the beach and promenade a destination for runners, again you are in a perfect location.

And when the Bournemouth Air Show is on, or the summer fireworks or the Christmas Wonderland you are in prime position.

A perfect location to maximise your income.



Viewing by Appointment Through the Vendor's Agent

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