FOR SALE

Ground Floor Commercial Unit with Self Contained 3 Bedroom Maisonette Above

MAVA REAL ESTATE

162 - 164 Ashley Road, Poole, Dorset, BH14 9BY

GET IN TOUCH: 01202 887 555 | www.mavarealestate.co.uk

43 High Street, Wimborne, Dorset, BH21 1HR

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Key Features

- Ground Floor Commercial Unit
  Net Internal Area - 520 Sq. Ft. (48.30 Sq.M.)
- Class ‘E’ Use - Suitable for a variety of uses
- 3 Bedroom Maisonette
  Net Internal Area - 1,109 Sq. Ft. (103.05 Sq. M.)
- Vacant Possession
- Asking Price of £310,000 for the Freehold Interest

Location & Description

The Premises occupy a prominent trading position on the busy thoroughfare of Ashley Road which is one of the main through roads linking Poole and Bournemouth. Parkstone is a densely populated suburb of Poole approximately 3 miles north of Poole Town Centre and 3 miles to the west of Bournemouth Town Centre.

The property comprises a ground floor lock up shop which formerly traded as a taxi office, benefiting from class ‘E’ use suitable for a variety of uses. The upper parts comprise a single residential unit being a 3-bedroom maisonette arranged over first and second floor, it benefits from two entrances, one at the front of the property and one at the rear via a metal fire escape. The property is to be sold with vacant possession on completion, however Mava Real Estate are currently marketing the ground floor commercial unit to let so this is subject to change.

What3words: **design.danger.snail**

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Accommodation

Flat	Sq Ft	Sq M
Lounge	353	32.86
Bedroom	160	14.85
Bathroom	52	4.8
Kitchen	112	10.40
Bedroom	149	13.86
Master Bedroom (en suite)	283	26.28
Net Internal Area	1,109	103.05
Retail Unit	**Sq Ft**	**Sq M**
Front Sales	248	23.04
Office	148	13.73
Kitchenette/ Rear Store	124	11.53
Net Internal Area	520	48.30
Total Net Internal Area	**1,629**	**151.80**

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Terms

Guide Price – £310,000 for the freehold interest in the building with the benefit of vacant possession.

The residential flat benefits from a separate long leasehold which will be included with the sale of the freehold.

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VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe`, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating – Retail Unit	C (60)
Flat	TBC

Rateable Value

Rating – Retail Unit	£7,700
Council Tax Band for Flat	C

Source www.gov.uk/find-business-rates

Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

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Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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