

FOR SALE

Newly Refurbished Long Leasehold

Unit 7/8, The Parade, 147
Wareham Road, Corfe
Mullen, Wimborne,
Dorset, BH21 3LA

Key Features

- Newly Refurbished Office Accommodation in Sought After Location
- Two Offices Measuring 424 Sq. Ft (39.42 Sq. M.) Available
- Total Net Internal Area 848 Sq. Ft. (78.84 Sq. M.)
- Four Car-Parking Spaces at Rear (Two per office)
- New 125 Year Long Leasehold
- Offers Invited In The Region Of £85,000 for a single office or £165,000 for both offices.

PRICE REDUCED



Location & Description

The large village of Corfe Mullen (population 10,042- 2021 estimate Dorset County Council) adjoins the residential district of Broadstone approximately 4 miles north of Poole town centre and two miles south west of Wimborne Minster.

The premises fall within an established parade of shops fronting the busy Wareham Road at its junction with Albert Road.

A Co-op convenience store is located close by and other occupiers within the parade include a hairdresser, gift shop, estate agents, and Chinese hot food takeaway.

This office space has been newly refurbished. These offices have three skylights per office bringing in natural light throughout the offices, LED downlighting, eight double sockets and fire alarm system.

The offices are self-contained with their own kitchenettes and WC facilities and also benefit from two parking spaces per office, four in total, situated within the rear car park immediately behind the building.

The two offices are separated by a stud wall and could be combined if desired. They benefit from their own electricity supplies.



What3words: [eclipses.dubbing.comment](#)

Terms

Unit 8

Offers invited in the region of £85,000 for the residual interest in a newly extended 120 year long leasehold.

Unit 7 & 8

Offers invited in the region of £165,000 for both unit 7 & 8 on separate long leaseholds.

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.

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Accommodation

Unit 7	Sq Ft	Sq Ft
Net Internal Area	424	39.44
Kitchenette		
WC		
Two Car Parking Spaces		
Unit 8	Sq Ft	Sq Ft
Net Internal Area	424	424
Kitchenette		
WC		
Two Car Parking Spaces		
Total Net Internal Area	848	78.84

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

EPC

Asset Rating

B (44)

Rateable Value

Rating

Unit 7 - £4,300 Unit 8 - £4,650

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

Money Laundering

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

Unit 7



Unit 8



Contact Us

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

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