

FOR SALE

OFFICE WITH POTENTIAL FOR CONVERSION (subject to planning consent) Due to Business Relocation / Business Unaffected 168 Blandford Road, Hamworthy, Poole BH15 4BH



- £289,500
- Freehold
- Off street parking behind the property
- Potential for conversion (subject to any necessary planning consents)
- Net area approx 82.7 sq m (890 sq ft)
- Available due to business relocating

LOCATION

The property has a frontage to a principle traffic route, the B3068 Blandford Road, within the suburb of Hamworthy approximately two miles to the west of Poole Town Centre.

Blandford Road links with Poole Town Centre across Blackwater Channel (Poole Harbour) via the Twin-Sails Bridge or the old Poole Bridge. Blandford Road also links with the A35 Upton by-pass dual carriageway approximately two miles to the north. The port of Poole is approximately one mile to the south.

DESCRIPTION

The property is of brick construction with rendered elevations under an assumed natural slate roof with single story extension at the rear. An access way at the side of the premises provides vehicular access for parking.

The property provides the following specification:

- Electric
- Air conditioning
- Separately metered ground and first floors (electric)
- Two personnel entrances on the front elevation and additional at the rear

The ground floor is configured to provide offices, kitchenette and WC, the first floor provides three additional offices and a WC.

We are advised the first floor has previously been used as a flat and has separate services.

The property has the following approximate internal area:

Approximate area: 82.7 sq m (890 sq ft)

PRICE

£289,500 exclusive.

We are advised the property is not opted to tax and therefore will not be payable on the purchase price.

TENURE

Freehold with vacant possession.



BUSINESS RATES

We are verbally informed that the property has a rateable value of £5,200. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

ENERGY PERFORMANCE

The property has an EPC rating of E-(103).

A copy of the full report can be provided on request.

VIEWING

Strictly by appointment with the Sole Agents, Sibbett Gregory:

Contact:
Jon Baron - 01202 661177
Jonbaron@sibbettgregory.com

FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

