

FOR SALE



 **Cowling
& West**

01202 558 262
cowlingandwest.co.uk

TWO STOREY BUSINESS UNIT

- 2,472 sq. ft.
- **Unit 7 Holes Bay Business Park, Sterte Avenue West, Poole, BH15 2AA**



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● Location

The property is located within an established commercial development on the outskirts of Poole town centre. The site has a prominent position overlooking the A350 Holes Bay dual carriageway, which links at its northern end with the A35 and in turn provides a link to the remainder of the strategic road network in the area.

The property has the benefit of being within close proximity to Poole town centre and the main line railway station which has a direct link to London Waterloo.

● Description

The property comprises an end of terrace modern two storey business unit constructed around a steel portal frame with a mixture of brick work and metal profiled cladding elevations under an insulated metal roof.

Internally, the ground floor is sectionalised to provide a kitchen, showroom and warehousing. A metal staircase provides access to the first floor which accommodates an office together with further storage.

Access to the unit is provided by way of a personnel door, and there is a sectional up and over roller shutter door providing warehouse loading.

The unit benefits from 4 dedicate car parking spaces.

● Features

- **Prominent modern business unit**
- **Ground floor kitchen**
- **Ground floor WC**
- **Gas central heating throughout the ground floor and first floor office**
- **Air conditioning in the first floor office**
- **Intruder alarm**
- **Fire alarm**
- **4 dedicated parking spaces**

● Accommodation

Ground Floor	1,236 sq. ft.
First Floor	1,236 sq. ft.
TOTAL	2,472 sq. ft.

These areas have been calculated on a gross internal basis.

● Tenure

Freehold with vacant possession.

● Price

£295,000 exclusive

[VIEW LOCATION MAP](#)

[GOOGLE STREET VIEW](#)

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- **VAT**

We are advised that this property is not subject to VAT on the sale price.

- **Rates**

We understand that the property has a current rateable value of £10,500 and is assessed as workshop and premises.

- **Energy Performance**

The property has an Energy Performance Asset Rating of C (66).



- **Legal Costs**

Each party bear their own costs.

- **Planning**

We understand that the property has planning consent for B1 and B8 uses although parties should make their own enquiries of BCP Council (Poole) for clarification.

● **Viewing** Strictly by appointment through the sole agents:

Cowling & West
The White House
170 Magna Road
Canford Magna
Wimborne
Dorset BH21 3AP

David Cowling
davidc@cowlingandwest.co.uk

(Our ref : W.10581)

● **Finance Act 1989**

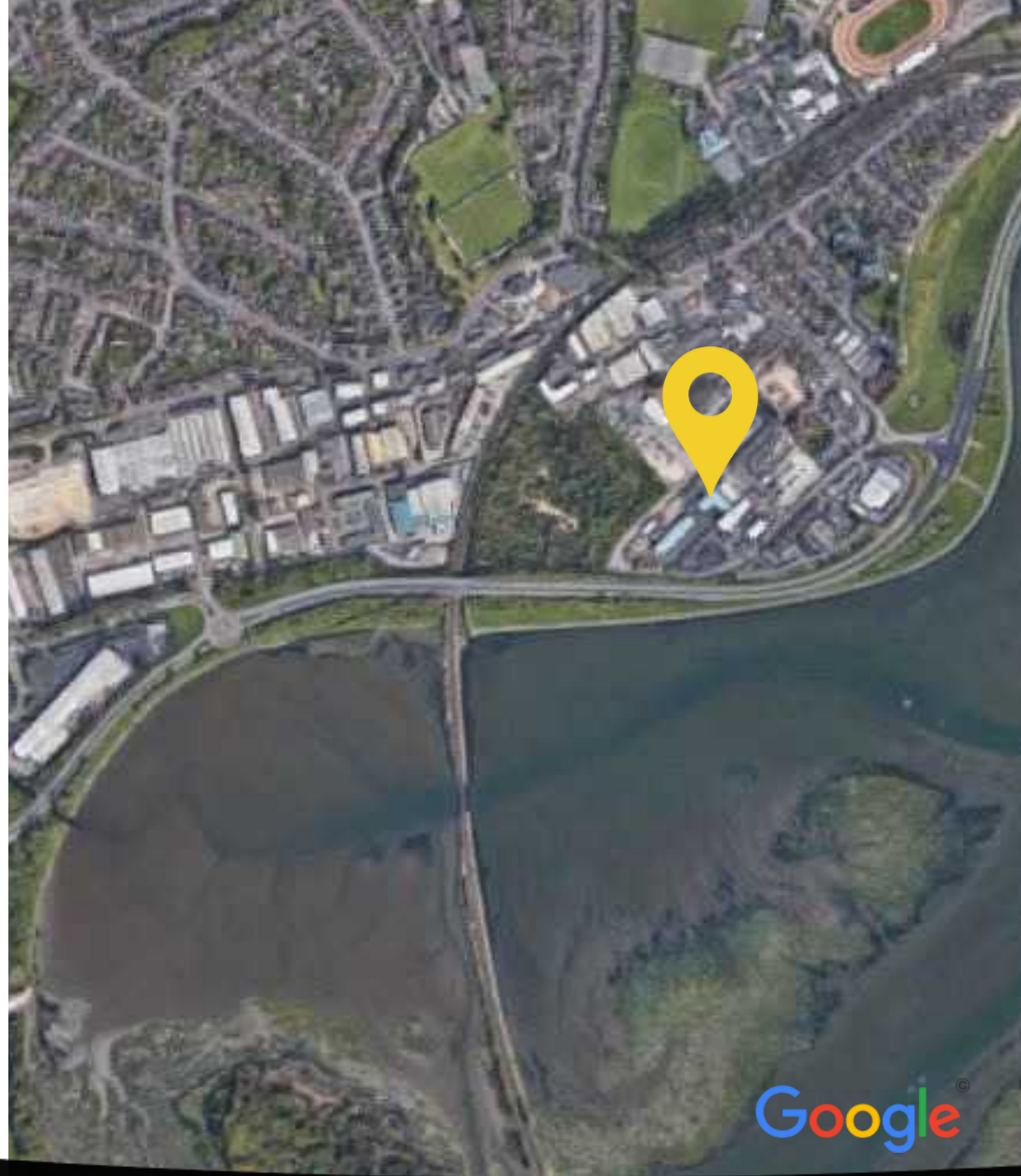
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

● **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.

● **Disclaimer**

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