

## **FOR SALE** INVESTMENT PROPERTY

30 Parkstone Road, Poole, Dorset BH15 2PG



- **Prominent main road frontage**
- **Popular mixed use location**
- **Front & rear parking**
- **Rental income: £28,000 pax**

## LOCATION

Poole is a historic town located on the south coast of England some 100 miles to the south-west of London.

The town centre is served by the A350 which links with the A3049 and A35 providing road access to the west, north and east.

It has a main line rail station with direct services to London Waterloo. The Port of Poole is approx. 1 mile distant.

The Borough of Poole has a population of 147,645 at the 2011 Census.

The property fronts Parkstone Road (B3068) which is a main route into the town centre. The property is within walking distance of the main shopping area.

## DESCRIPTION

The property comprises a former semi-detached Victorian house which has been converted for office use. The accommodation is arranged over three floors with a two-storey rear extension.

The property is constructed of cavity brick with a mix of painted and rendered elevations.

The property is arranged to provide a mix of individual offices and meeting rooms together with kitchen and toilets.

Gas fired central heating is installed.

The property has the following approximately net internal floor areas:

Ground floor	-	977 sq ft
First floor	-	890 sq ft
Second floor	-	490 sq ft
<b>Total</b>	-	<b>2,357 sq ft</b>

There are sloping ceilings to part of the second floor.

The property occupies an overall site area of approx. 0.12 acres and provides forecourt parking with access from Parkstone Road together with rear parking with access from Seldown Lane.

## TENURE

The property is owned freehold and is offered subject to a lease dated 12 December 2017 granted to Universal Recruitment Solutions Ltd for a term of 6 years from 1 December 2017 at a commencing rent of £28,000 per annum exclusive.



The lease contains an upwards only rent review and tenant break option at 1 December 2020. The tenant may exercise the break option by serving at least 6 months' notice before the break date.

The tenant is responsible on a full repairing and insuring basis subject to a schedule of condition.

## PRICE GUIDE

£415,000 exclusive.

## VAT

It is understood that the property is opted to tax and that VAT will be payable on the sale price.

## BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £21,750 in the 2017 Rating List. 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.

## COVENANT

Universal Recruitment Solutions Ltd have produced accounts for the year ended 31 January 2017 showing a turnover of £14,885,447 producing a profit for the financial year of £827,501.

## ENERGY PERFORMANCE

The property has an EPC rating of E-(102).

A copy of the full report can be made available on request.



## **FURTHER ENQUIRIES**

Contact the Sole Agent, Sibbett Gregory.

Jonathan Sibbett ([jonathan@sibbettgregory.com](mailto:jonathan@sibbettgregory.com))

or

Jon Baron ([jonbaron@sibbettgregory.com](mailto: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.