

DETACHED OFFICE/ SHOWROOM/ WORKSHOP UNIT

FOR SALE

3,737 sq ft (347.17 sq m)

Potential for Residential Development – Subject to Planning



**2 Midland Road
Winton
Bournemouth
Dorset
BH9 1PA**

LOCATION

The property is located on Midland Road in a densely populated area in the suburb of Winton.

Midland Road runs parallel with Wimborne Road and can be accessed from Pine Road or Castle Road.

Bournemouth town centre is situated less than 2 miles to the south.

DESCRIPTION

The property occupies a detached site close to the junction of Pine Road and Midland Road. There is a two storey office/showroom unit on the frontage with an attached single storey lock-up garage. To the rear there is an adjoining single storey flat roof workshop/store with an additional attached and interlinked single storey workshop. Each workshop unit can be accessed via an electric up and over roller shutter door.

There is front forecourt parking together with a vehicular access down the side of the property leading to a secure gated courtyard.

FEATURES

- * Double glazing throughout the two storey unit
- * Gas central heating throughout the two storey unit
- * WC facilities at ground and first floor levels
- * Electric roller shutter doors to the garage and workshops
- * Kitchen facility
- * Good on-site parking

**ACCOMMODATION**

Ground floor office/showroom -	995 sq ft	(92.44 sq m)
First floor offices -	995 sq ft	(92.44 sq m)
Single storey stores/workshop -	1,585 sq ft	(147.25 sq m)
Single storey garage/store -	160 sq ft	(14.86 sq m)
<u>TOTAL -</u>	<u>3,757 sq ft</u>	<u>(347.17 sq m)</u>

These floor areas have been calculated on a gross internal basis.

SERVICES

The property appears to have the benefit of all mains services including electricity, gas, mains water and drainage. However, all prospective purchasers should make their own enquiries as to the availability and capacities of the various utility services.

TENURE

Freehold with vacant possession.

PRICE

Offers in the region of £400,000

RATES DETAILS

We are advised by Bournemouth Borough Council that the rateable value for these premises is assessed as £4,950. The property is described as: Shop and Premises

**ENERGY
PERFORMANCE**

The Energy Performance Asset Rating for the property is E(102).

COSTS

Each party is to be responsible for their own legal costs incurred as a result of a transaction.

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.

VIEWING

Strictly by appointment through the sole agent:-

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

Tel: (01202) 558262

IMPORTANT NOTE

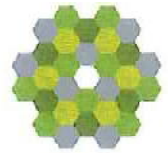
At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

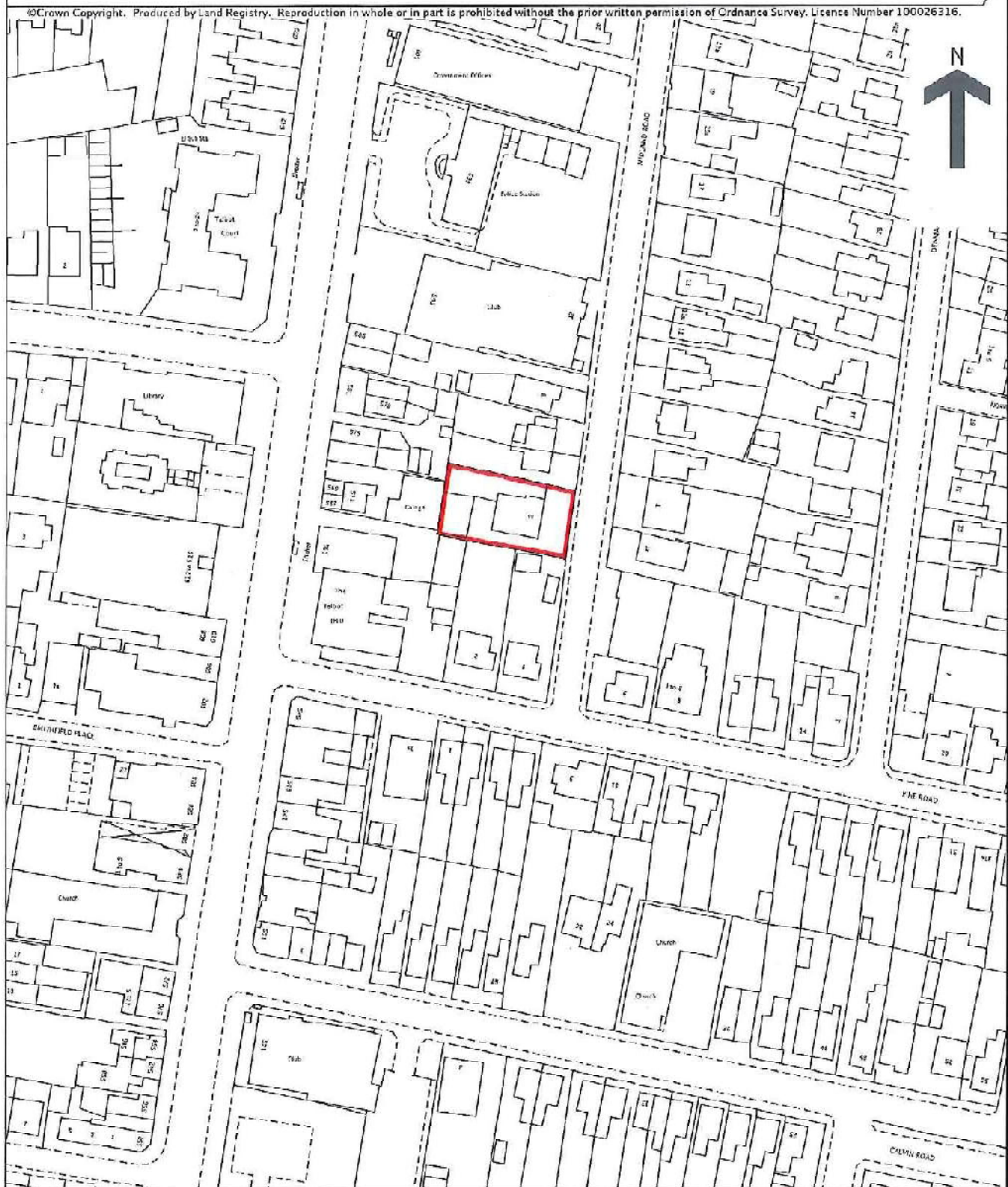
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed tenant/purchaser once terms have been agreed.

Land Registry Current title plan

Title number **DT336976**
Ordnance Survey map reference **SZ0894SE**
Scale **1:1250**
Administrative area **Bournemouth**



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This title is dealt with by Land Registry, Weymouth Office.



Ordnance Survey

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Property: 2 Midland Road, Winton, Bournemouth, BH9 1PA (W.10027)
Not to Scale
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