

# FOR SALE 18 & 20 MARKET STREET, POOLE BH15 1NF

- Grade II Listed buildings previously used as offices with two residential flats
- Potential for alternative uses (subject to Listed Building consent and planning permission)
- For Sale Freehold together or separately
- Located in the Old Town of Poole





The Guildhall



Market Street



St James Church



Hotel du Vin

## LOCATION

The properties are located in the Old Town of Poole within close proximity to The Quay and the southern end of Poole High Street. A range of facilities and amenities are provided on Poole Quay and in the High Street which provides access to the Dolphin Shopping Centre, Poole railway station and the bus station which are all within walking distance.

The properties have prominent frontage to Market Street where the surrounding properties comprise a mix of commercial and residential uses including two public houses, a restaurant and The Guildhall.

Market Street has direct access on to New Orchard which in turns connects with the A350 and West Quay Road to the north which provide access to the A35 and A3049 dual carriageways.

Bournemouth town centre is situated approximately 6 miles from the properties.

## THE PROPERTIES

The properties comprise two Grade II Listed Georgian buildings which form part of a terrace fronting Market Street. Each property is arranged over three floors and they are currently connected internally with doorways formed in the party wall on both the ground and second floors although they can be self-contained and occupied independently.

The buildings are constructed in solid brick with a pitched clay tiled roof to No. 18 and a flat roof to No. 20 finished with bitumen. The windows are mainly original single glazed within sash timber casements. Many of the original internal features of the buildings have been retained including ornate ceiling cornices, wood panelling and period fireplaces.

All mains services are connected to the properties. Heating is provided via a gas boiler situated in the basement which serves radiators throughout the buildings.

### 18 Market Street

No. 18 is arranged as a large, open-plan office/training room on the ground floor with a staircase at the rear providing access to the upper floors. The first floor has previously been used a self-contained flat comprising two double bedrooms, living room, two bathrooms and kitchen. The second floor has also been used as a self-contained flat comprising two double bedrooms, living room, bathroom and kitchen. Most recently however part of the upper floors have been used as offices and training/treatment rooms although the kitchens and bathrooms have been retained.

### 20 Market Street

No. 20 is arranged on the ground floor as three cellular offices together with a large room partly fitted as a kitchen. There is a shower and toilet to the rear of this room. The first floor is arranged as three cellular offices together with ladies and gents toilets. The second floor is arranged as five cellular offices. There is a separate external access at the rear of No. 20 to the basement.



We have measured the approximate net internal floor areas of each property as follows:

### 18 Market Street

Ground Floor	105.6 sq m	1,137 sq ft
First Floor	54.4 sq m	585 sq ft
Second Floor	59.1 sq m	636 sq ft
Total	219.1 sq m	2,359 sq ft

### 20 Market Street

Ground Floor	92.8 sq m	999 sq ft
First Floor	73.8 sq m	794 sq ft
Second Floor	92.0 sq m	990 sq ft
Total	258.6 sq m	2,784 sq ft

There is additional basement storage of approx. 101.9 sq m (1,097 sq ft).

The properties form part of an irregular shaped site extending to approximately 0.043 ha (0.106 acres). There is a parking area at the rear of the properties which is accessed via St Aubyns Court and provides space for 9 cars.



**PLANNING/DEVELOPMENT POTENTIAL**

The properties are Grade II Listed and are situated within the Old Town Conservation Area.

Planning permission was granted in August 1996 for change of use of the first and second floor in No. 18 Market Street from offices to two flats. Subsequently, in 2009, planning permission was granted for change of use of the flats to dormitories ancillary to the ground floor training facilities.

Interested parties are encouraged to contact Borough of Poole Planning Department in respect of their proposed use of the properties.

**BUSINESS RATES**

The properties are assessed for business rates as a whole and have a rateable value of £39,500.

**PRICE**

Offers are invited for both properties in the region of or in excess of £850,000 exclusive.

We understand VAT will be payable on the purchase price.

**VIEWING**

Strictly by appointment with the Joint Sole Agents Sibbett Gregory Tel: 01202 661177, or Quay Living Tel: 01202 683333

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

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**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.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract