

# FOR SALE

Freehold Interest with vacant possession

**METRIC CRUISERS**

 **Cowling  
& West**

**01202 558 262**  
cowlingandwest.co.uk

**WORKSHOP / WAREHOUSE with YARD**

- 1,480 sq. ft. (137.5 sq. m)
- 80 Shelley Road East, Boscombe, Bournemouth, BH7 6HB





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## ● Location

The property is situated off Shelley Road East within easy walking distance of Boscombe town centre and the Sovereign Shopping Centre, and Boscombe bus station.

Bournemouth town centre is approximately 1.5 miles to the west, and the A338 Bournemouth Spur Road is situated approximately 0.75 miles to the north.

## ● Description

The property is accessed via a private driveway off Shelley Road East. It comprises a single storey workshop/warehouse with rendered elevations. It has a profiled steel roof supported on metal trusses.

The property is accessed via a single personnel door in the side elevation and has sliding doors on the front elevation for loading/unloading.

There is an area of parking at the front of the unit and a separate small yard at the side.

## ● Features

- WC and wash hand basin
- Gas blower heater
- 3 Phase electricity supply
- Loading doors (9ft high x 8ft 7" wide)
- Mains gas, water and drainage

## ● Accommodation

The unit extends to approximately 1,480 sq. ft. (137.5 sq. m.)

## ● Tenure

The property is to be sold freehold with vacant possession.

## ● Price

**Offers in the region of £240,000**

## ● Planning

We understand the property to have B1 light industrial planning.

[VIEW LOCATION MAP](#)

[GOOGLE STREET VIEW](#)

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### ● Energy Performance

The property has an Energy Performance Asset Rating of E(101).

### ● Rates

We understand that the property has a current rateable value of £10,000 and is assessed as Workshop and Premises.

### ● VAT

We are advised that the property has not been elected for VAT.

### ● Legal Costs

Both parties to be responsible for their own legal costs.

### ● 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.10625 )

### ● 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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