

OLD HARBOUR OFFICE FOR SALE FREEHOLD

THE QUAY | POOLE | BH15 1HJ

sibbett
gregory



SUMMARY

- Grade II Listed building
- Rare opportunity to acquire a historic property on Poole Quay
- For Sale Freehold
- Prominent location in the Old Town of Poole



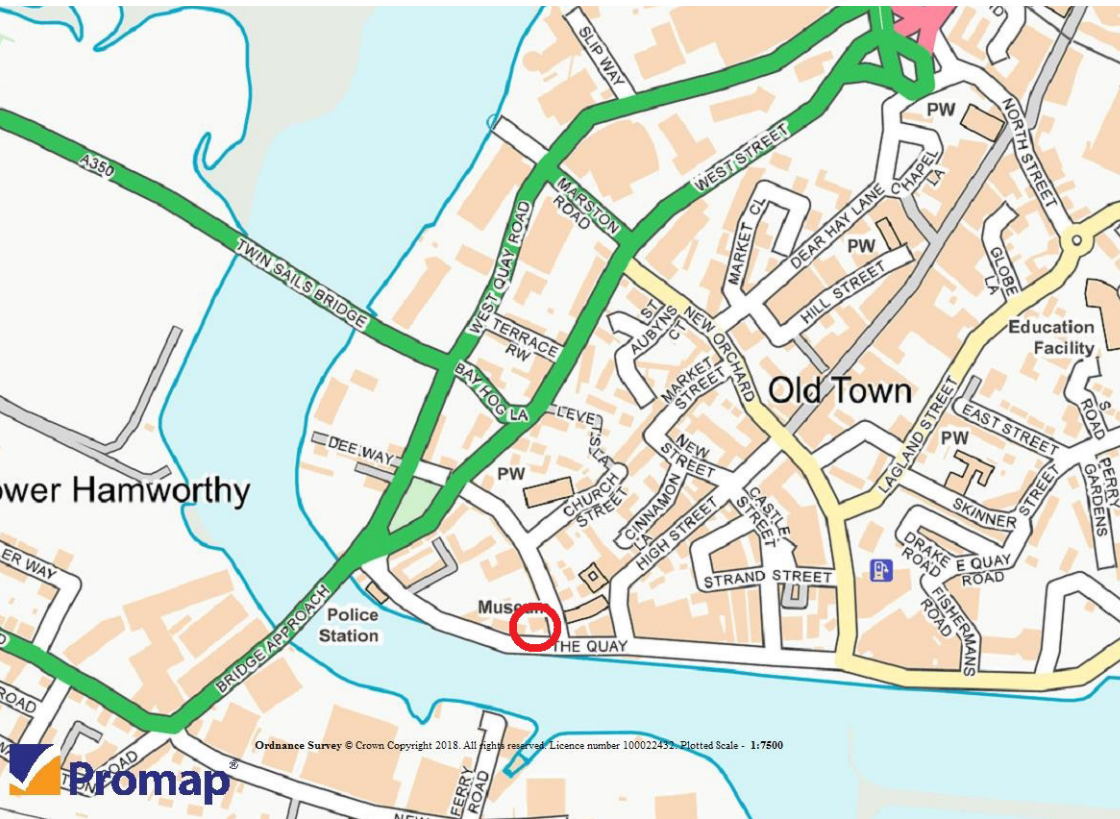
LOCATION

The property is situated in the centre of the historic area of Poole Quay on the corner of Thames Street and adjacent to Poole Museum and ‘Piplers of Poole’ chandlery.

The Quay forms part of the Old Town of Poole which comprises a combination of commercial and residential properties. The Harbour Office lies within the Town Centre Conservation Area and overlooks Poole docks and Poole Harbour beyond.

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 of the property.

The Quay is accessed from the lower end of Poole High Street and the A350 West Street which in turn provides access to the A35 and A3049 dual carriageways. Bournemouth town centre is situated approximately 6 miles from the property.



DESCRIPTION

The property comprises a two storey Grade II Listed Georgian building which fronts the oldest part of The Quay. The building is a notable and significant example of a harbour office in its original historic context.

Constructed in 1822, the property consists of solid load bearing masonry walls with external decorated cement render. The front elevation at ground floor level is set back from the first floor and the overhanging first floor is supported by 5 stone columns which provide a public walkway under the building.

The roof is a double pitch, cut timber structure with slate waterproof covering and clay ridge tiles. The windows consist of decorated timber sliding sash units.

All mains services are connected to the property. Heating is provided via a gas boiler situated in the first floor kitchen which serves radiators throughout the building.

The ground floor is arranged as an entrance lobby, two small offices, WC, shower and wet room. The first floor is arranged as main office, store room, kitchen and WC. There are two staircases which provide access to the first floor.

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

Ground Floor	26.8 sq m	288 sq ft
First Floor	46.6 sq m	502 sq ft
Total	73.4 sq m	790 sq ft

Externally, the south elevation of the property forms a party wall with King Charles public house. There is an exposed medieval window in the party wall which has been preserved by a timber framed glazed unit.

TENURE

Freehold with vacant possession.



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

Jayne Sharman - jayne@sibbettgregory.com

Tel: 01202 661177



Duncan Challis -
Duncan.challis@quayholidays.co.uk

Tel: 01202 683333

PLANNING

The property is Grade II Listed and is situated within the Old Town Conservation Area. We understand the building has been used as offices for many years.

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

BUSINESS RATES

The property has a rateable value of £7,600.

PRICE GUIDE

Offers are invited in the region of or in excess of **£300,000** exclusive.

VAT will be payable on the purchase price.

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