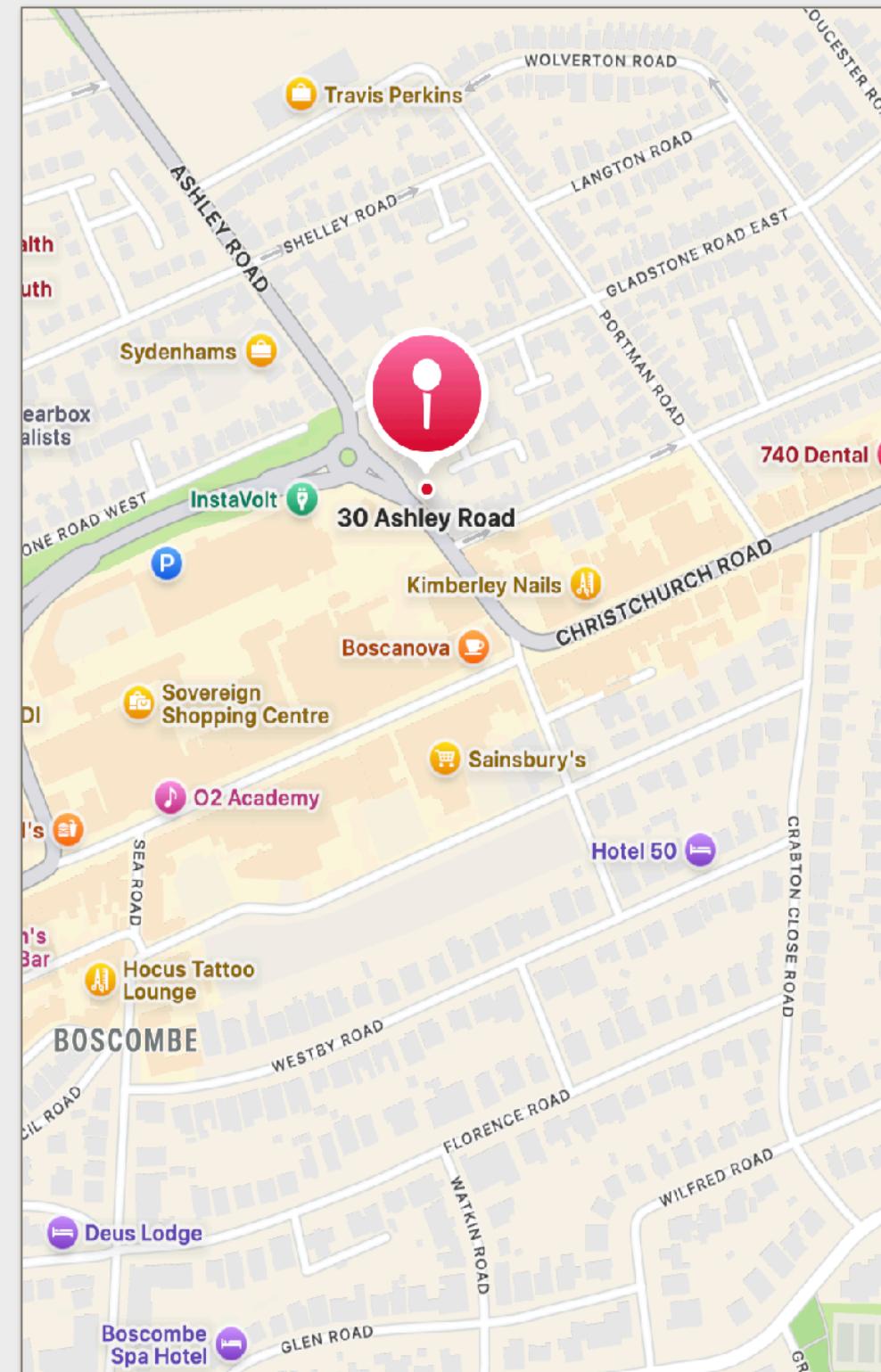


# FOR SALE FREEHOLD COMMERCIAL WITH FLAT ABOVE

30 Ashley Road  
Bournemouth  
BH1 4LH



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COMMERCIAL AGENTS AND SURVEYORS



## DESCRIPTION

The property is to be offered with vacant possession; the ground floor is currently configured to provide self-contained commercial/clinical accommodation, most recently used for treatment/consultation purposes.

The space comprises a reception/waiting area, two treatment rooms, together with a kitchen/prep area, storage space with wash hand basin, and WC facilities.

### Includes:

- Suspended ceilings
- Air-conditioning
- Laminate flooring throughout
- Surface-mounted lighting
- Double doors to the rear
- Rear pedestrian access

The layout would suit a variety of uses, including medical, beauty, therapy, office or studio space (subject to consents).

The property has historically been used for dental/medical purposes, and its condition reflects this.

The first floor provides a self-contained flat suitable for owner-occupation or rental. The accommodation comprises a fitted kitchen, bathroom, one principal bedroom, and an additional reception room, offering flexibility of use depending on the purchaser's requirements.

### Further benefits include:

- Laminate flooring
- Surface-mounted lighting
- uPVC double glazing
- Gas-fired central heating

Externally, the property is offered with private parking for at least two cars to the rear.

## TENURE

The property is available to purchase Freehold with vacant possession

## PRICE

**£250,000.** We are informed that VAT is not payable

## EPC

C - 65

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01202 461 586 | [hello@wattsholt.com](mailto:hello@wattsholt.com) | [wattsholt.com](http://wattsholt.com)

## LOCATION

The property is located on Ashley Road in Boscombe, Bournemouth, opposite the bus station and the Sovereign Shopping Centre. The London mainline Pokesdown Train Station is 0.5 miles away. The A338 Wessex Way is in close proximity and offers easy access to major road connections to the East and West. The property lies in a densely populated area, benefiting from excellent prominence and near the pedestrianised High Street

## PLANNING

We understand that the unit has planning consent for Class E commercial on the ground floor with residential above. It has most recently been used as a dentist

In accordance with our usual practice, however, all interested parties are encouraged to contact BCP Council, planning department (01202 123321) with respect to authorised use of the property and their proposed use.

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## BUSINESS RATES

The VOA website confirms a rateable value of £7,800, and the current small business rate multiplier is 49.1p

Interested parties are advised to obtain confirmation of the rateable value and rates payable from the local authority.

For more information, visit:

<https://www.gov.uk/introduction-to-business-rates>

## IMPORTANT NOTE

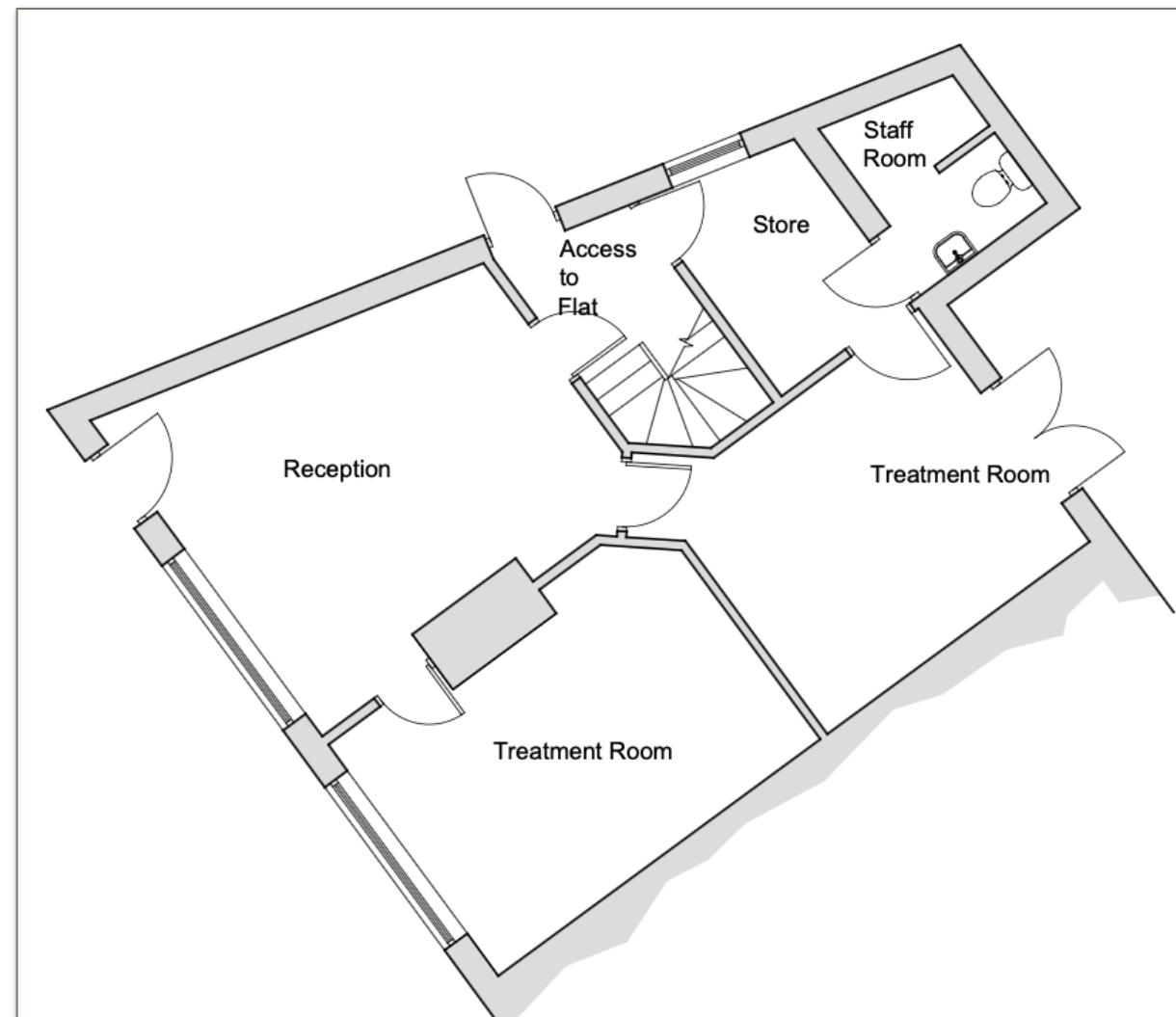
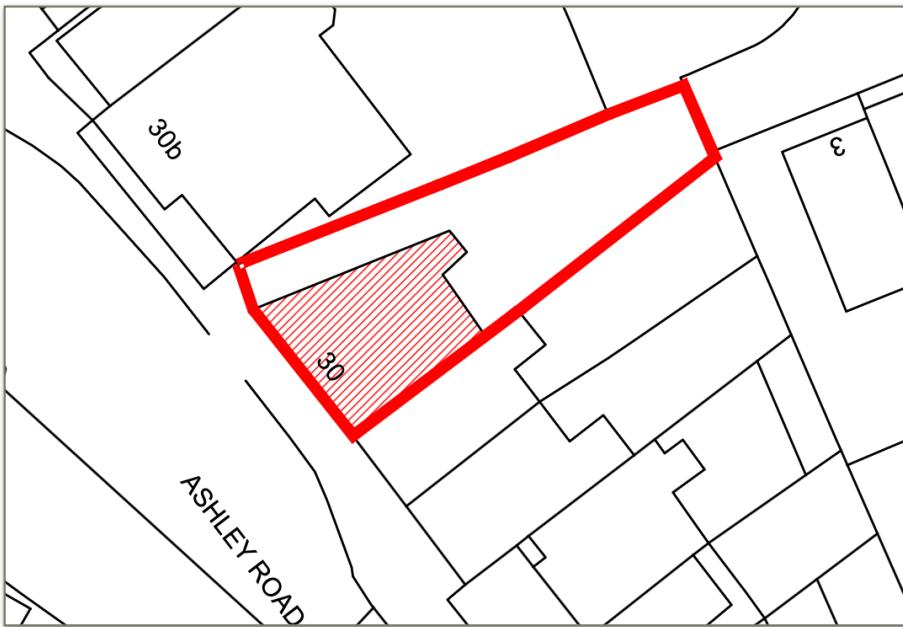
At no time has a structural survey been undertaken, and appliances have not been tested.

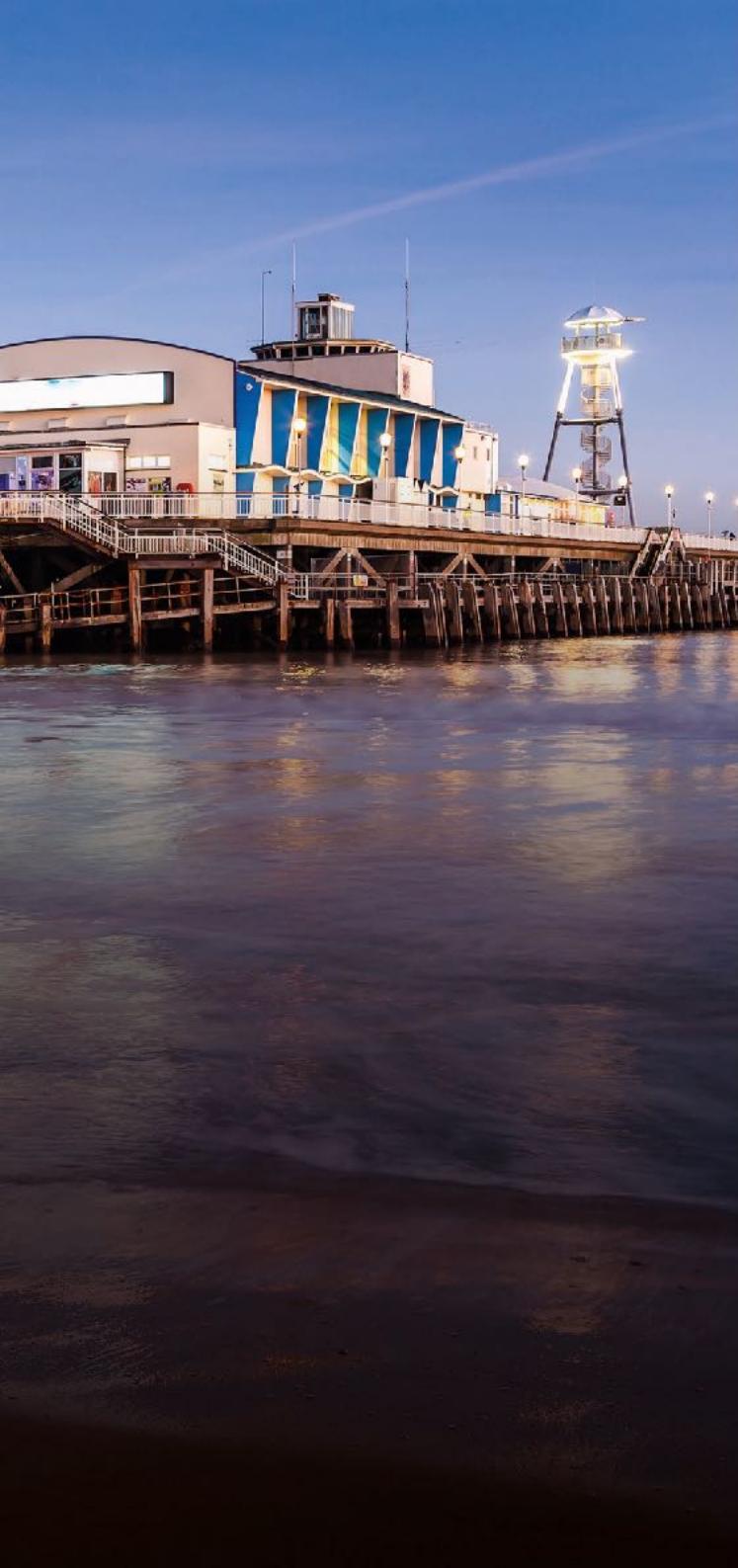
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not constitute an offer or form part of any contract.

## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a prospective tenant or buyer before instructing solicitors.







## TRUST, DILIGENCE AND COMMERCIAL SAVVY

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Arrange a viewing today

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