

CHARACTER WORKSHOP/STUDIO WITH YARD

FOR SALE

107a Bournemouth Road
Lower Parkstone
Poole
BH14 9HR



108 SqM (1,162 SqFt)
+ Secure Yard

WATTS | HOLT
COMMERCIAL AGENTS AND SURVEYORS

DESCRIPTION

A rare opportunity to acquire a distinctive freehold commercial property within the sought-after Lower Parkstone area.

The property comprises a detached two-storey building currently utilised as workshop, studio and office accommodation together with kitchen and shower facilities. Externally, the property benefits from a secure yard providing parking, loading and storage space.

The ground floor provides predominantly open-plan workshop and production accommodation with excellent natural light and generous ceiling heights. The first floor has been improved and offers attractive loft-style office/studio accommodation incorporating exposed roof trusses, fitted kitchen facilities and a modern shower room.

The building offers a unique blend of character and practicality, making it suitable for a variety of owner occupiers including creative businesses, trades, designers, manufacturers, e-commerce operators and professional occupiers seeking flexible workspace.

Freehold opportunities of this nature are rarely available.

LOCATION

The property occupies a convenient backland position just off Bournemouth Road within Lower Parkstone.

The area provides excellent access to Ashley Cross, Poole Town Centre and Bournemouth whilst benefiting from strong local amenities and transport links.

TENURE

Freehold with vacant possession.

GUIDE PRICE

£375,000 (we understand that VAT is not payable)

PLANNING

We understand that the unit has planning consent for Class E Commercial, Business & Service

All interested parties are encouraged to contact BCP Council planning department (01202 123321) with respect to the authorised use of the property

BUSINESS RATES

The property is expected to qualify for Small Business Rates Relief following reassessment, meaning that eligible occupiers may have no business rates liability.

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>

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.

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/buyer prior to instructing solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

IMPORTANT NOTE

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

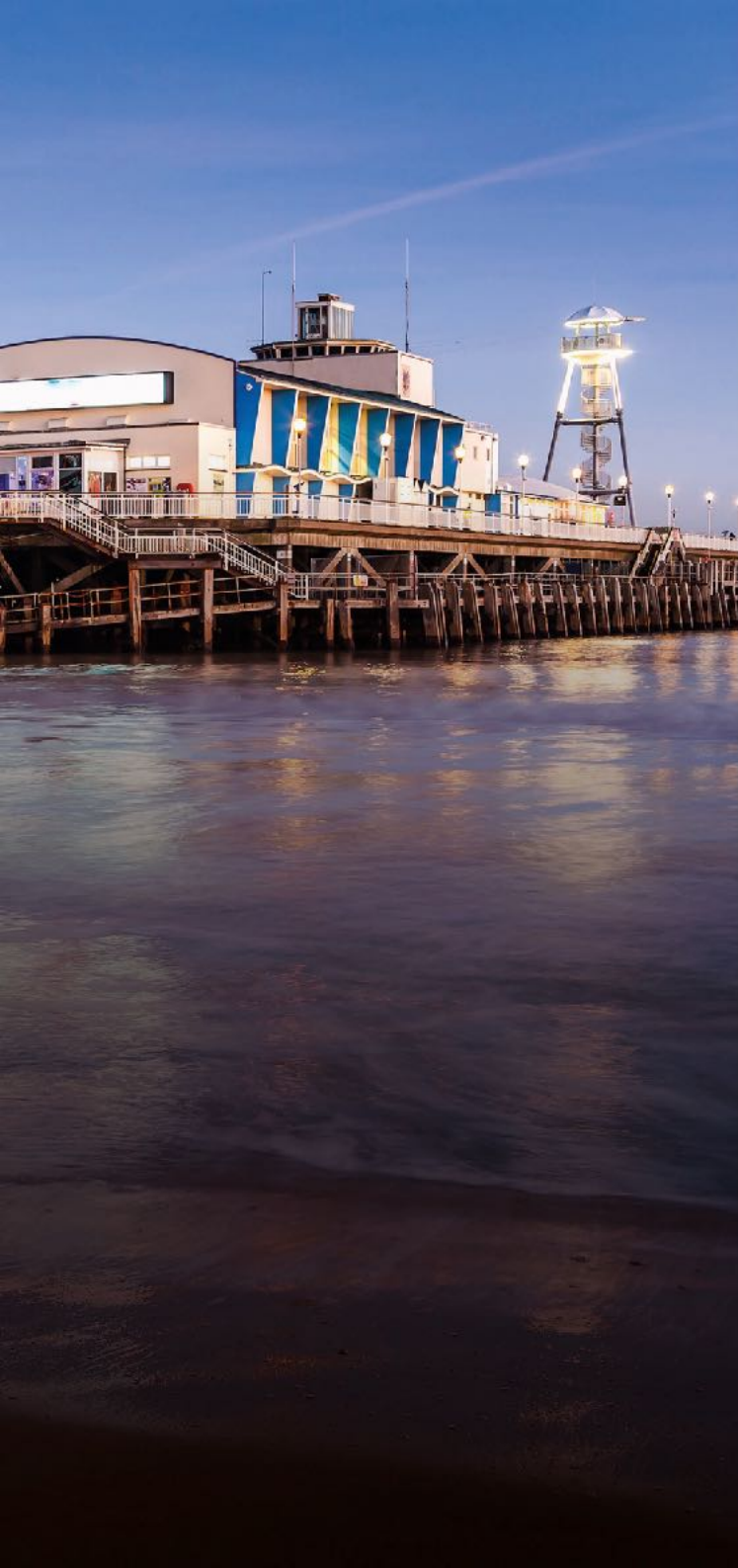
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not constitute an offer or form part of any contract.

EPC

Ordered and awaited







TRUST, DILIGENCE AND COMMERCIAL SAVVY

Making a name for ourselves on the South Coast by winning your trust. Watts Holt are a multi-disciplinary agency and consultancy based on the South Coast with years of experience in all aspects of commercial property.

We provide advice on valuations, lettings and sales of all commercial property, including shops, offices, industrial units and land both locally and nationally. As well as providing a full building consultancy service to small and large clients, covering all aspects of the built environment.

Our extensive market knowledge and prompt approach to matters have earned us the reputation as one of the most active agencies in the area, with clients from multinational property corporations to the smallest investor looking to maximise the value of their portfolio.

With our RICS-regulated surveyors, we provide all clients with a professional and commercial service designed to suit their specific needs and have a wide range of experience in dealing with various building types and construction projects.

Arrange a viewing today

01202 461 586 | hello@wattsholt.com

WATTS || HOLT

01202 461 586 | hello@wattsholt.com | wattsholt.com

THE YARD | LOCH ROAD | POOLE | BH14 9EX