

FOR SALE RETAIL PREMISES IN ASHLEY CROSS, POOLE

35 CHURCH ROAD | LOWER PARKSTONE | POOLE | DORSET | BH14 8UF

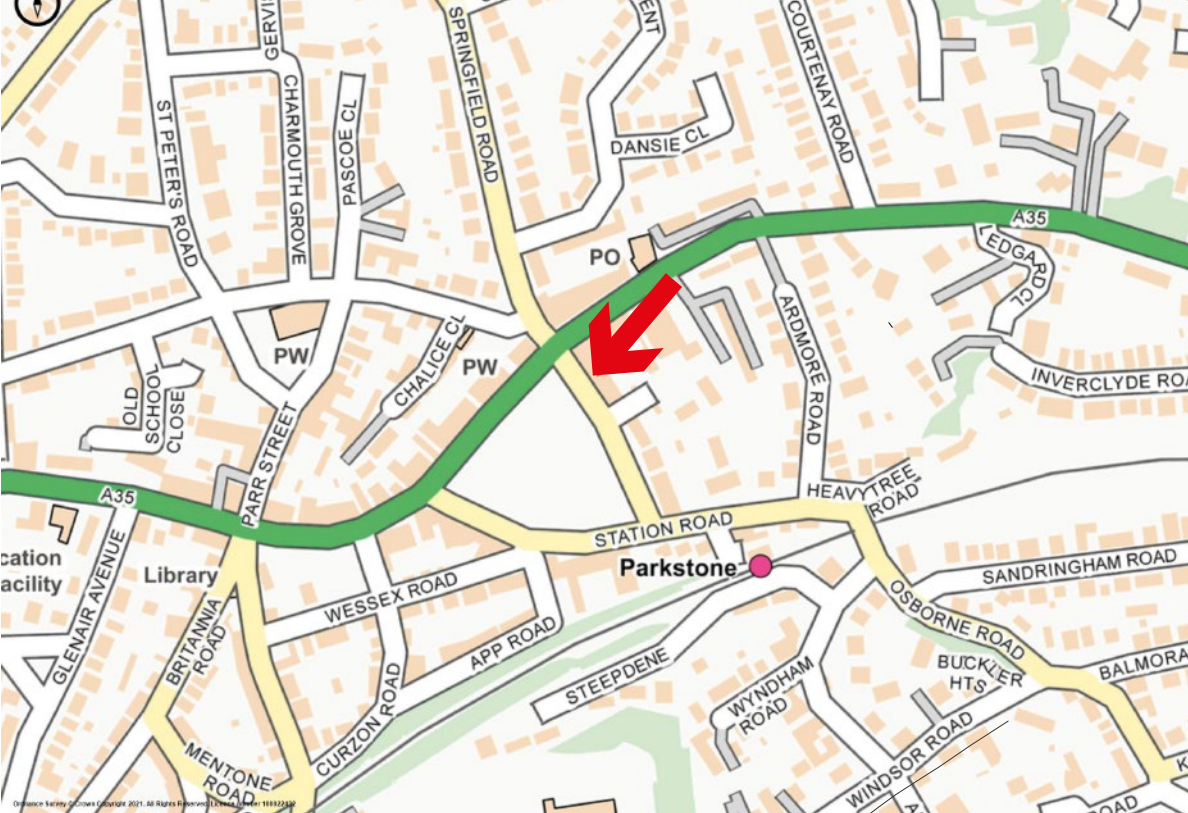


**sibbett
gregory**

SUMMARY

- Vacant possession
- Well located retail unit fronting Ashley Cross
- Attractive and traditional shop frontage
- Class E planning use
- 69.89 sq m (752.3 sq ft)





LOCATION

The premises are situated in Ashley Cross, Lower Parkstone which is a vibrant suburb of Poole. Ashley Cross is a popular commercial location and features a good mix of independent retailers, bistros, bars and restaurants. The premises has excellent frontage to Church Road which overlooks the attractive Ashley Cross Green and forms part of a parade of eight retail units. Local occupiers include Coffee #1, The Co-Op, Patisserie Mark Bennett and Lewis Manning Hospice.

The subject property is situated within the Ashley Cross Conservation Area at the western end of Church Road, close to the junction with Bournemouth Road. Church Road benefits from good public on street car parking and Parkstone rail station is located within an easy walking distance. Poole town centre is approximately two miles away.

DESCRIPTION

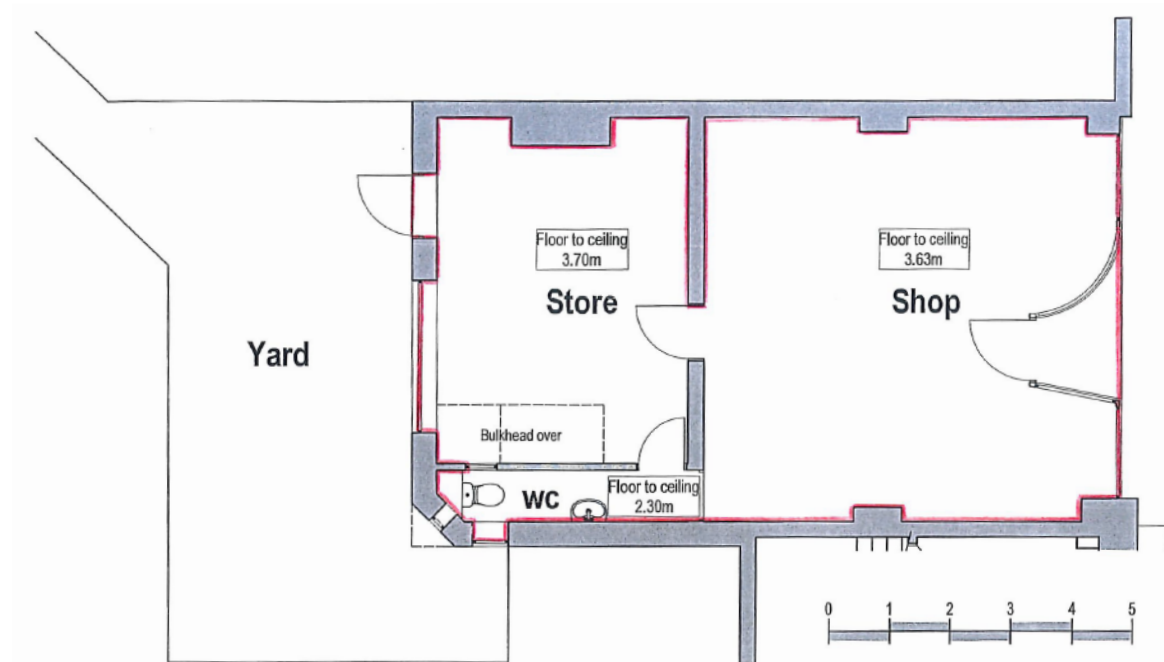
The property comprises an attractive ground floor retail unit with an open plan retail area to the front of the unit with storage and ancillary accommodation to the rear including a kitchen and WC. The shop benefits from rear access to a communal yard. The retail area benefits from a quality 'wood effect' laminate floor, LED lighting and a slat walling system. A block work wall divides the space and studwork partitions have been installed behind this to create separate storage and dressing room space.

We understand that the property is a Locally Listed Heritage Asset.

ACCOMMODATION

We have measured the property with the following approximate net internal areas:

Main sales area: 44.01 sq m (473.72 sq ft)
 Rear ancillary accommodation: 25.88 sq m (278.57 sq ft)
 Total 69.89 sq m (752.3 sq ft)



For identification only – Not to Scale

TENURE

The premises is held under the residue of a 999 year lease from 1st June 2011 at a peppercorn rent. The head lease contains full repairing and insuring covenants and the user clause in the head lease permits retail uses (with other such uses to be approved by the landlord not to be unreasonably withheld).

The premises is offered on the basis of full vacant possession.

PRICE

Offers in excess of £250,000.

We are advised that VAT is payable on the purchase price.

BUSINESS RATES

We understand that the property has a current rateable value of £13,250 (this is due to change to £14,000 from 1st April 2023). The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Interested parties are therefore encouraged to contact the Local Rating Authority directly.

PLANNING

We understand the property has the benefit of a Planning Consent for uses falling within Class E, within the Town & County Planning (Use Classes) Order 1987 as amended.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been commissioned and is awaited.



VIEWING

Strictly by appointment with the Sole Agent, Sibbett Gregory.

Joe Lee

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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

