



POOLE, DORSET

LOCATION	Poole High Street (shopping thoroughfare) approx. 200 yards (on foot). Poole Quay within 300 yards. Poole Mainline Railway Station within ½ mile. Poole Ferry Terminal approx. ¾ mile. Nuffield Industrial Estate within 2½ miles. Bournemouth Town Centre approx. 5 miles.
FEATURES	Extremely well located for local amenities. Rare unbroken purpose built apartment block. Individual services to each unit. Night storage and convection heating throughout. Entry phone system. Valuable on site parking. Retirement sale after continuous 21 year ownership. Business development potential. Future split and re-sale opportunity.
SUMMARY OF ACCOMMODATION	<u>Ground Floor</u> 3 x 2 Bedroom Apartments. <u>First Floor</u> 3 x 2 Bedroom Apartments. <u>Second Floor</u> 3 x 2 Bedroom Apartments. <u>Outside</u> Amenity/garden area and block paved car parking for 9/10 vehicles.
TRADING & BUSINESS	The present owners operate in semi retirement taking a somewhat relaxed approach to letting. The units are let at £800-£850 p.c.m during the winter months, peaking at £595 per week for a summer let. We are informed that the business has previously generated an income in the region of £110,000 per annum, however, with more aggressive marketing it is felt this figure could readily be exceeded. We have not had sight of accounting information to verify this.
RATEABLE VALUE	£17,500 at the Uniform Business Rate of 46.6p in the £ for 2017/18. Information taken from the Valuation Office Agency website.
EPC RATINGS	Flats 1, 2, 3, 7, 8, and 9 - Band D. Flats 4, 5 and 6 - Band C. EPC Certificates available upon request.
TENURE	FREEHOLD.
PRICE	OFFERS INVITED ON £1.75 million to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

IDENTIFICATION Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

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Ref: H9155
IP411121

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

STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.