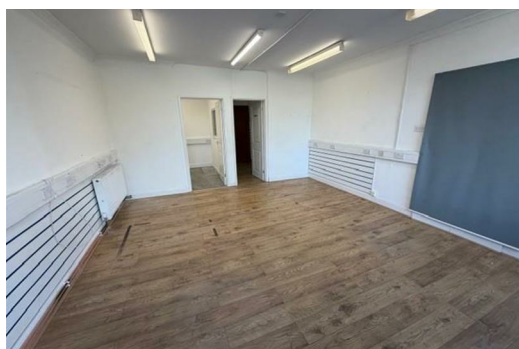




Oakdale Road, Poole, BH15 3LQ

£900 PCM

OAKDALE, POOLE, £900PCM. Take a look at this ground floor lock up that has A2 use and is available on a long term rental. It is located in Oakdale Road, Poole. The unit is 95sq meters in size with main road frontage and located just by the bypass with easy access into Poole, Tower Park. Coming into the unit there is a spacious main room with laminate flooring. There are two further rooms one with a built in cupboard that could be used as offices. Fitted kitchen to the rear of the building with two separate cloakrooms. It also has gas central heating. Outside rear is a small outside space and access to parking area. There is parking to the side of the building for a couple of cars and also a layby in front of the shops for the public to use. Rateable value us £6700pa. The landlord is offering flexible terms and it is available now!. Keys are in the office and viewings are by appointment only. The rent is Plus VAT- EPC has been ordered.



Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD