

Luxury+Prestige

BURGE FURNISHINGS

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TAKE A STEP INSIDE



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

vimeo

Summary

This substantial mixed-use property is prominently located on a high-visibility corner site, spanning approximately 0.176 acres.

The property offers a combination of retail, residential, and industrial space, making it an excellent opportunity for both investors and developers. The ground floor comprises two large retail units with a combined net internal area of approximately 5,542 sq ft. These spacious commercial units offer significant potential for retail or other commercial ventures, benefitting from the property's prominent location. On the first floor there are two flats, Flat 1: A one-bedroom flat, Flat 2: A two-bedroom flat, both flats are individually accessed, providing privacy and flexibility. At the rear of the site, there are several industrial-style buildings currently used for substantial ancillary storage. Some of these buildings have pitched roofs, while the remaining structures at the front of the property feature flat roofs. These buildings present the possibility of conversion for various uses, whether commercial or residential. Planning permission was previously granted under application number 7-2018-19129-C for the construction of four dwelling houses with parking at the rear of the site. While the permission has since expired, this could serve as a foundation for reapplying or exploring new development options that capitalise on the existing approval. With a potentially strong demand for housing in this location, reapplying for planning permission or proposing a new residential scheme could unlock substantial value. The rear portion of the site, with its existing industrial buildings, offers an excellent opportunity for redevelopment into modern residential units or a mixed-use development. The retail units provide an attractive income-generating asset, which could be retained for commercial leasing. Alternatively, the entire property could be redeveloped to accommodate both residential and commercial spaces. This is a rare opportunity to acquire a versatile property in a highly sought-after area. Whether you're looking to retain the current use, redevelop the site, or explore new possibilities, the potential here is substantial. Contact us for further details or to arrange a viewing.

Details

Guide Price:	OIEO £800,000
Tenure:	Freehold
Lease Length:	TBC
Maintenance:	TBC
Ground Rent:	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £30,000** Additional Home £70,000** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band TBC 2025/2026 £x,xxx.xx pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + Substantial mixed use property
- + Offered with vacant possession
- + Future development potential
- + 2 spacious retail units on the ground floor
- + 2 apartments on the first floor
- + Industrial buildings to rear of retail units
- + Planning permission previously approved
- + For 4 houses with off road parking (now expired)
- + Ideal investment / development opportunity
- + Available to view now

Our team



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