



21 NORTH STREET, WAREHAM  
£350,000 Freehold

This is a rare opportunity to acquire substantial freehold office/retail premises situated at the northern end of the main shopping thoroughfare of the town. It is within the Wareham Conservation Area, close to St. Martin's Church and the Saxon Walls, with parking and customer facilities nearby.

## CONSTRUCTION

The building is part of a terrace and is constructed of brick under a pitched roof covered with tiles.

## LOCATION

The market town of Wareham lies at the heart of countryside designated as National Landscapes and is often described as the "Gateway to the Isle of Purbeck". The town is pleasantly situated between the Rivers Piddle and Frome and has a wide range of shops and small shops, restaurants, public houses, library, churches and the Rex cinema.

## TRANSPORT COMMUNICATIONS

Mainline rail link at Wareham, to London Waterloo approximately 2.5 hours. The A31 can be joined at Bere Regis providing a route to the M27/M3 and London/Home Counties beyond.

## PLANNING

A pre-planning application has been submitted to Dorset Council as part of a larger scheme incorporating no: 19 North Street to convert the upper floors into residential apartments. If this application is favourably considered it is possible the upper floor of no: 21 could be used for residential purposes without combining it with the next door property.

## SERVICES

Mains water, drainage and electricity.

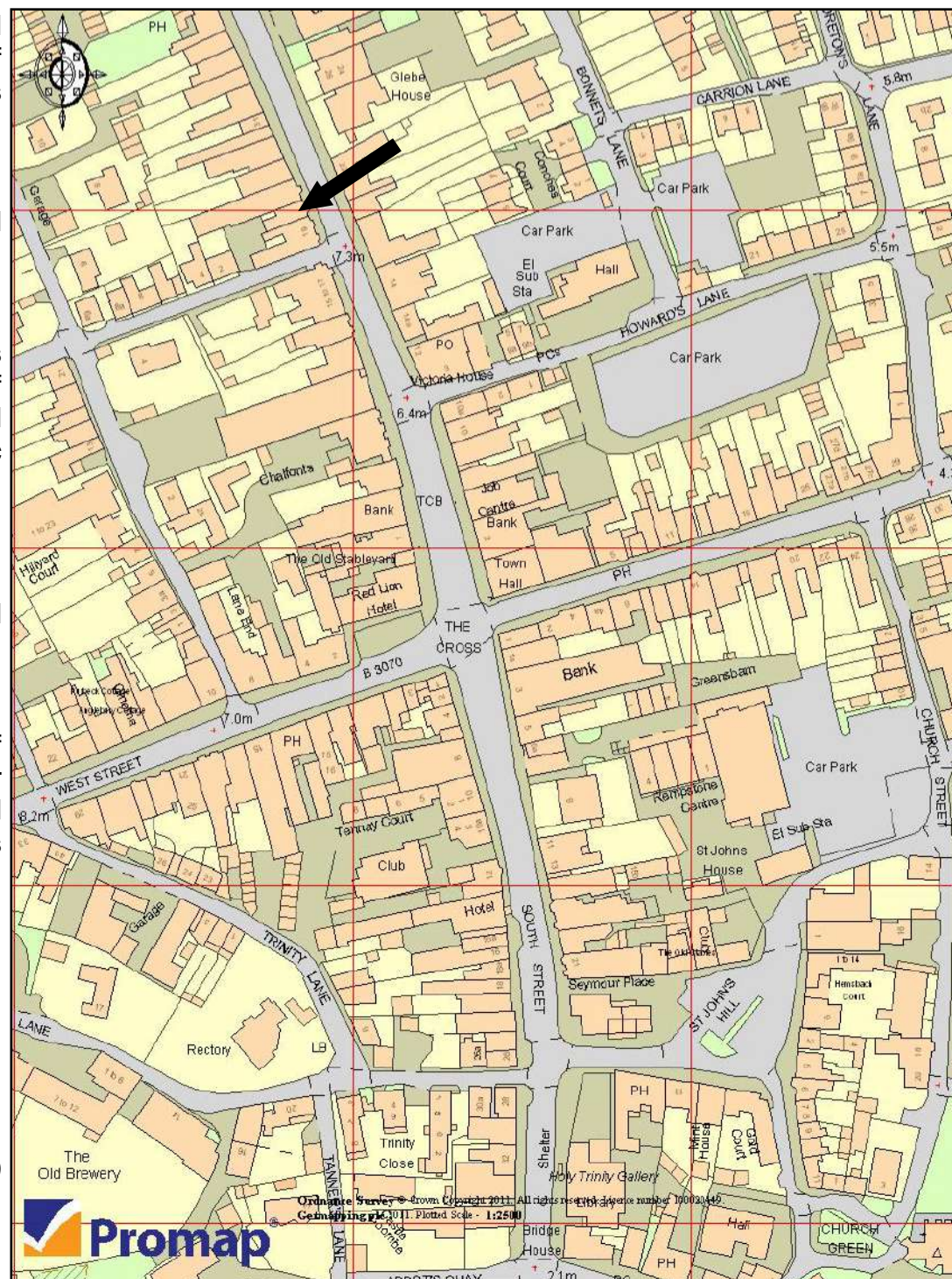
## RATEABLE VALUE

To be Advised.

## VIEWINGS

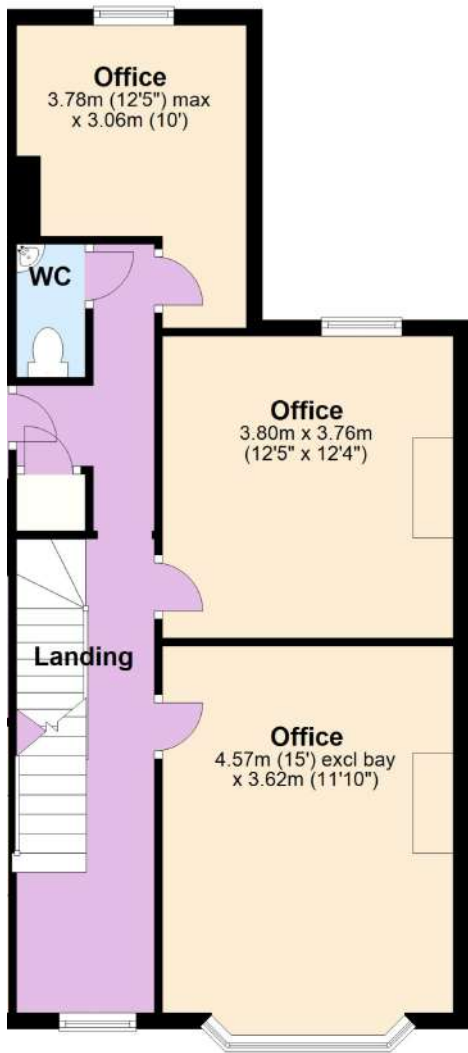
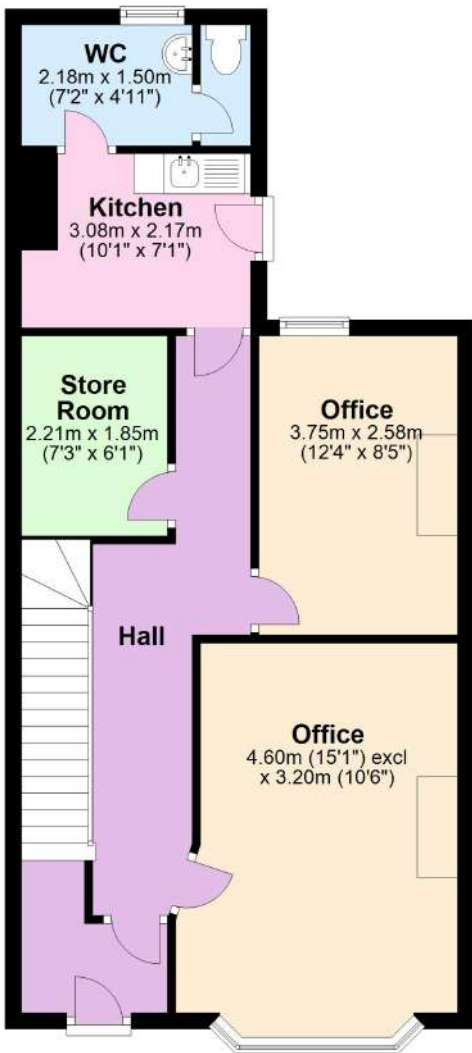
Viewings strictly by appointment with the Sole Agents, Corbens 01929 422284. Please note the postcode for this property is **BH20 4AB**.

Property Ref WAR1926

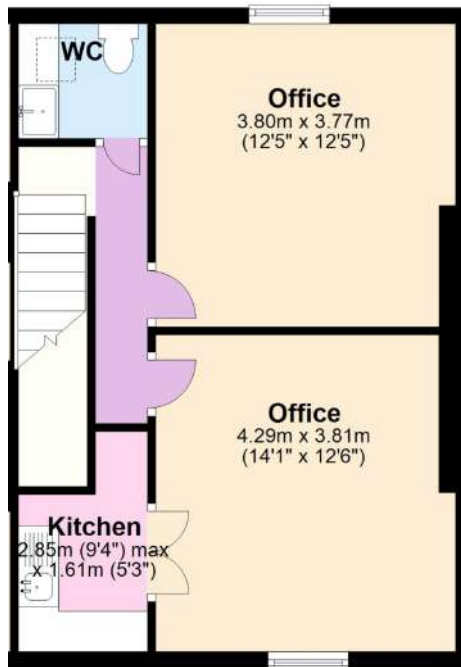


Ground Floor

First Floor



Second Floor



Total Approximate Floor Area 166m<sup>2</sup> (1,787 sq ft)



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. 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 the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

