



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**256 ASHLEY ROAD
PARKSTONE POOLE DORSET BH14 9BZ**



Lock Up Shop FOR SALE

- Sold with vacant possession
- Busy trading location
- Gross total sales area: 572.53 sq.ft. (53.19 sq.m.)

**Freehold for sale
£150,000**

Arrange a viewing today

01202 551821

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SITUATION AND DESCRIPTION

The property, which comprises a lock up shop, is situated in a good established trading location on the busy Ashley Road in Upper Parkstone. Ashley Road has easy links to both Bournemouth and Poole.

The premises have the benefit of main sales area, rear office and rear storage/kitchen area plus a covered yard to the rear and are being sold with vacant possession.

ACCOMMODATION

Front sales

Front sales width: 15'4" (4.68 m)
Front sales depth: 10'10" (3.33 m)

Rear Office

Rear office width: 10'10" (3.34 m)
Front office depth: 11'11" (3.63 m)

Total area: 572.53 sq.ft. (53.19 sq.m)

Rear covered yard

13'10" x 11'10" (4.24 m x 3.63m)
Total yard area: 166.30 sq.ft. (15.45 sq.m.)

The property benefits from the following:

Suspended ceiling throughout
Perimeter trunking
Inset lighting
WC

1 parking space

RATEABLE VALUE - £6,400

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

PRICE

£150,000 for the Freehold

The flat has been sold off on a 999 long lease from 2017.

PLANNING

Long established Class A1 retail use

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

EPC RATING—C.-59

LEGAL FEES

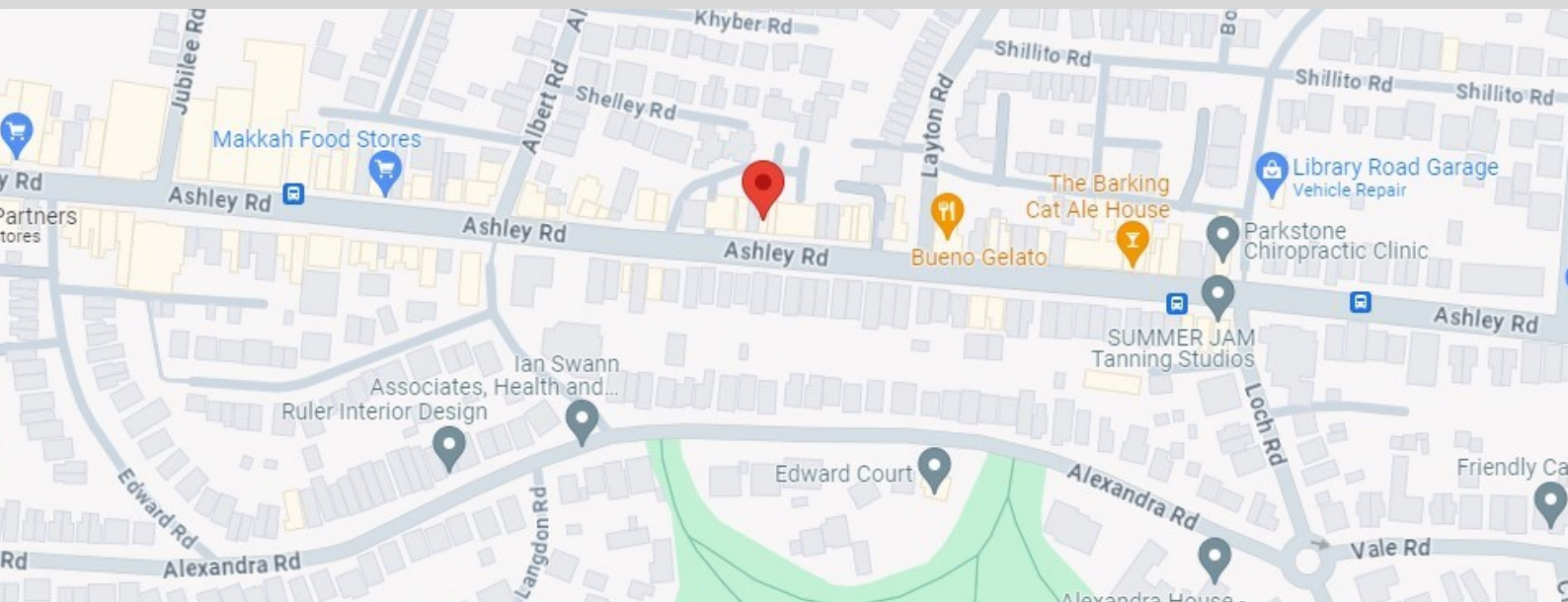
The incoming tenant will be responsible for their own legal fees.

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

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