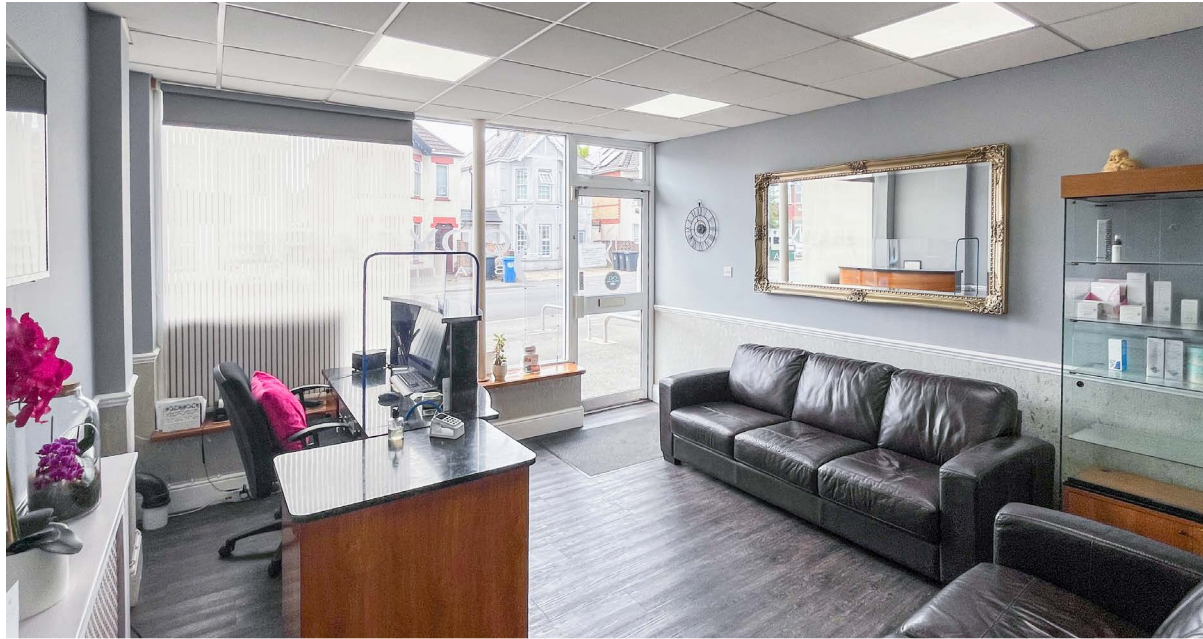


# FOR SALE

GROUND FLOOR SHOP WITH LARGE 3 BEDROOM MAISONETTE & 3 LOCK UP GARAGES



232 ASHLEY ROAD, PARKSTONE, POOLE, DORSET, BH14 9BZ



## SUMMARY

- » LARGE GROUND FLOOR RETAIL UNIT WITH FORECOURT PARKING
- » WELL PRESENTED 3 BEDROOM MAISONETTE WITH EXTERNAL TERRACE
- » 1 X DOUBLE GARAGE
- » 2 X SINGLE GARAGES
- » GOOD SIZED BASEMENT
- » EXCELLENTLY PRESENTED THROUGHOUT
- » OF INTEREST TO OWNER OCCUPIERS, INVESTORS AND DEVELOPERS
- » TENURE – FREEHOLD

**PRICE:**  
**£450,000**



## LOCATION

The premises occupies an established trading position within Parkstone's principal shopping thoroughfare of Ashley Road, where numerous multiple retailers may be found, together with a wide variety of independent outlets.

Occupiers located on Ashley Road include **WAITROSE SUPERMARKET**, **KFC**, **BOOTS**, **CO-OP**, **ICELAND**, **GREGGS** and **PAPA JOHNS**. Between the hours of 8am and 6pm Monday to Saturday, 30 minutes limited wait roadside parking is available throughout Ashley Road.

## DESCRIPTION

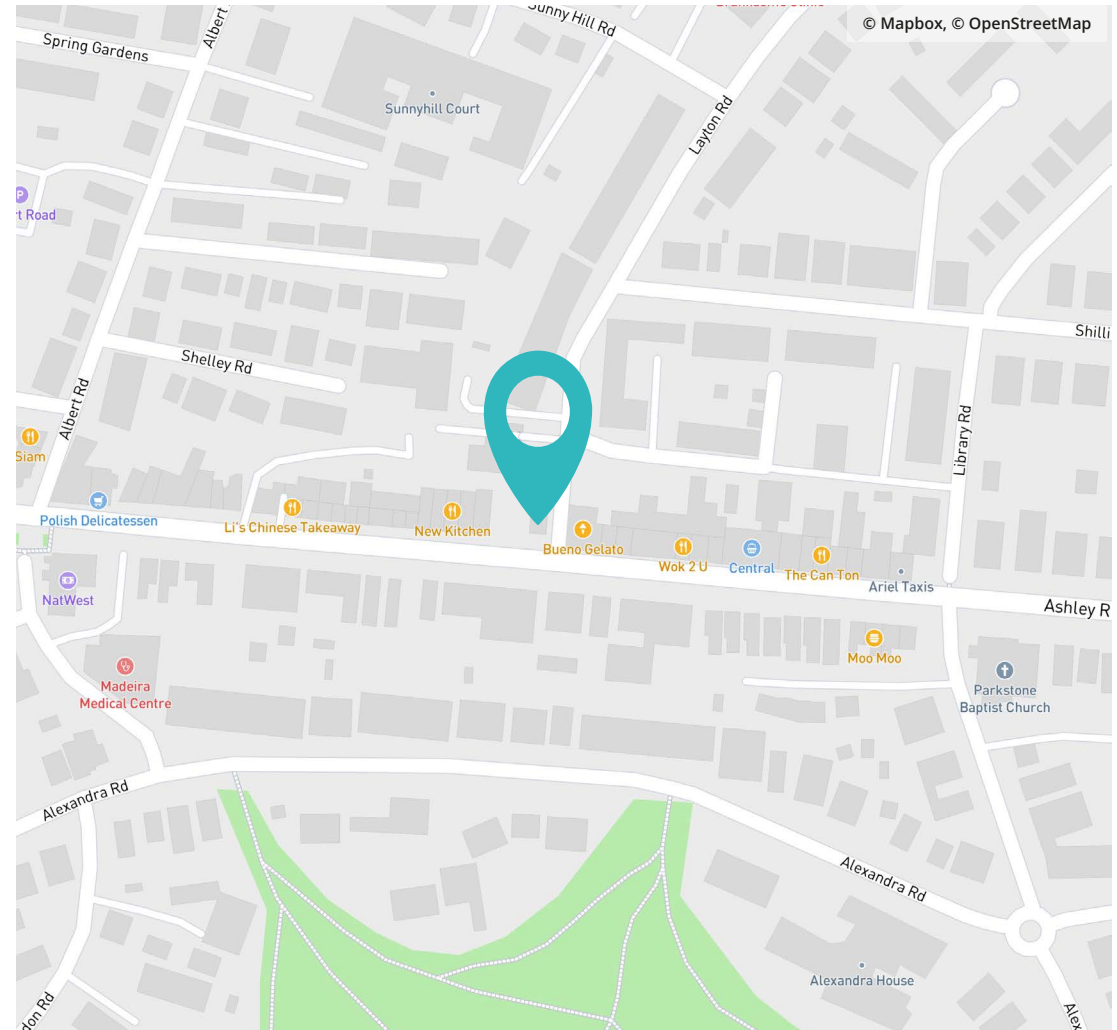
An end of terrace property, comprising of a large ground floor retail unit, arranged as several rooms with an extremely well presented self-contained maisonette, providing 3 bedrooms, 1 x double garage and 2 x single garages.

The ground floor retail unit, which has recently been used as a Health & Beauty clinic, benefits from forecourt parking for 2 vehicles. The unit comprises of a front sales/waiting area with two store/treatments rooms and a WC with wash hand basin. Accessed via the rear of the ground floor is further store/treatments rooms, one of which that benefits from a shower room. There is a room to the rear of the ground floor which is currently used as an office but could be used as a garage and still benefits from an external roller shutter door. The additional garages include 1 x double garage and a single garage. The garages can also be internally accessed from the ground floor.

The self-contained maisonette, which is well presented throughout, is accessed via Ashley Road and consists of a good sized entrance/hallway with an internal staircase providing access to the first floor. The first floor comprises a good sized lounge, two bedrooms, a shower room, a kitchen and dining room. Accessed via the dining room is the balcony/terrace area.

The second floor is accessed via a further internal staircase and benefits from another living area, the third bedroom, in addition to a utility area and further shower room.

The property also benefits from a basement, accessed via a trapdoor from the hallway entrance to the maisonette.



# ACCOMMODATION

## GROUND FLOOR SHOP

90.7 sq m // 976 sq ft	
WC with wash hand basin	-
Shower Room	-
Basement	-
Garage 1	13.69 sq m // 147 sq ft
Garage 2	26.72 sq m // 288 sq ft
Forecourt parking for approximately 2 vehicles.	

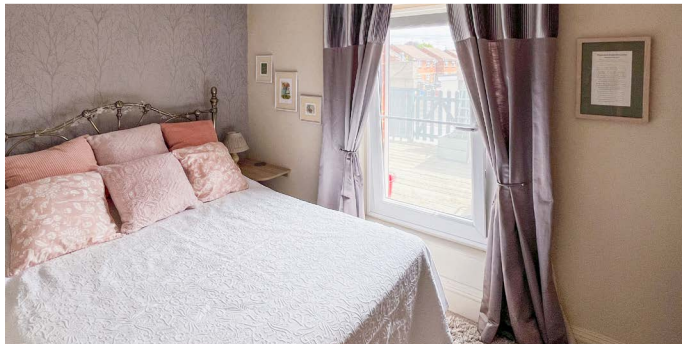
## LIVING ACCOMMODATION

### First Floor

Bedroom 1	3.95m x 3.82m
Bedroom 2	3.76m x 2.77m
Living Room	5.89m x 3.32m
Kitchen	3.7m x 2.39m
Dining Room	3.7m x 3.51m
Shower Room	1.94m x 1.77m
Balcony/Terrace	10.22m x 1.97m

### Second Floor

Bedroom 3	3.87m x 3.69m
Living Room	5.89m x 3.27m
Utility Room	3.5m x 2.10m
Shower Room	4.6m x 2.1m



## TENURE

We have been informed by our client that the premises are secured on a freehold basis and the property is offered with full vacant possession.

## PRICE

£450,000

## RATEABLE VALUE

£7,900 (from 1.4.23)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to conditions).

## COUNCIL TAX

Band C

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti 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.

## VAT

We have been informed by the vendor that VAT is not applicable on the sale price.

## EPC RATING

Shop B - 38

Flat TBC

## LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

## FURTHER INFORMATION/VIEWINGS

Strictly by prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



[grant.cormack@goadsby.com](mailto:grant.cormack@goadsby.com)

07776 217453

[edd.watts@goadsby.com](mailto:edd.watts@goadsby.com)

07968 299408

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form 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, to the structural integrity of the premises and condition/working order of services, plant or equipment.

