

FREEHOLD FOR SALE
COMMERCIAL INVESTMENT WITH FUTURE
DEVELOPMENT POTENTIAL (STPP)



355 BLANDFORD ROAD, HAMWORTHY, POOLE, BH15 4JL

SUMMARY

- » Income Producing Roadside Investment
- » Prominent Main Road Frontage
- » Established Occupier
- » Of Interest To Investors, Owners Occupiers or Developers (STPP)
- » Future development potential (STPP)
- » Lease granted outside of the L&T Act 1954
- » Unconditional or conditional offers invited
- » Tenure: Freehold

INCOME

£45,000 per annum exclusive
(Increasing to £50,000 per annum
exclusive on 1st April 2027)

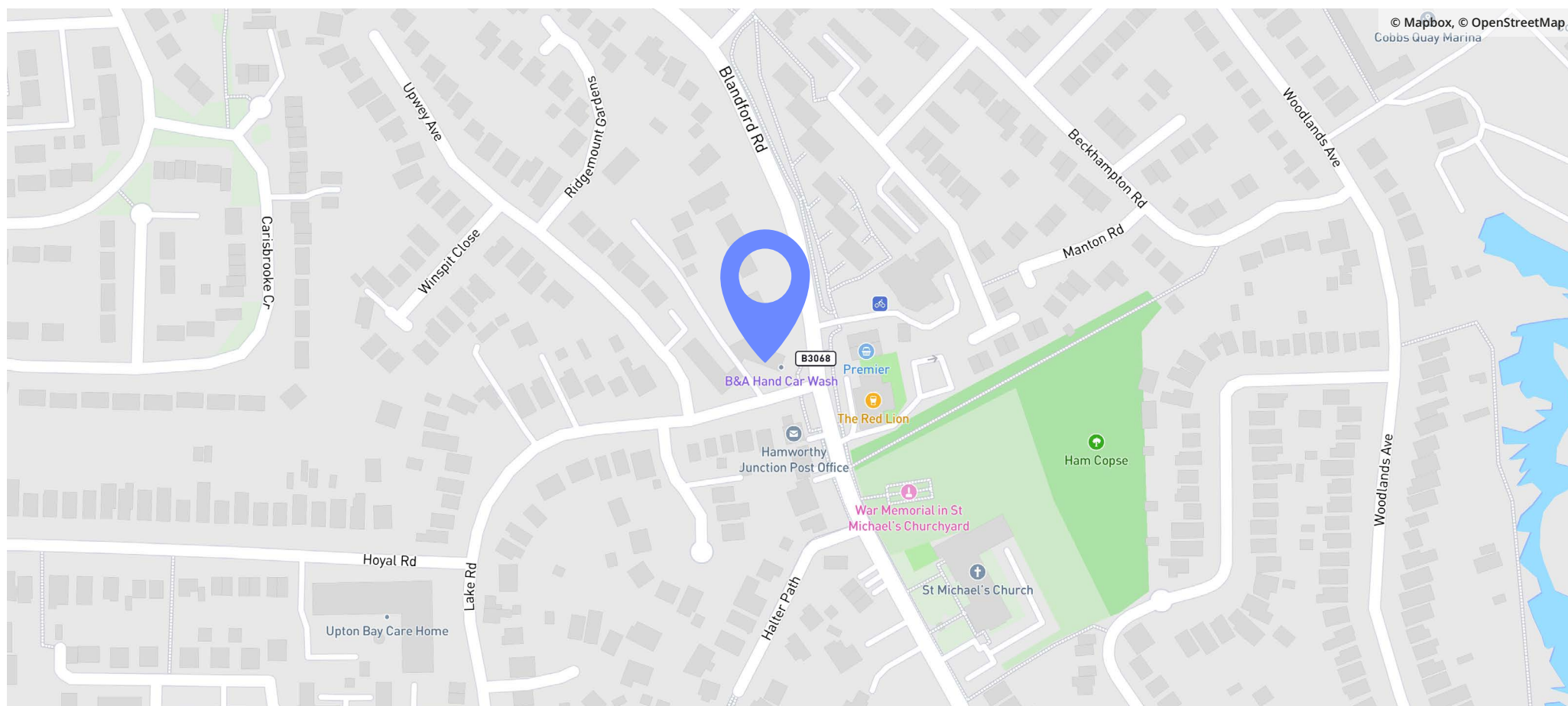
PRICE

£595,000



LOCATION

- » Situated in Hamworthy, a well-connected suburb of Poole.
- » Positioned on a busy thoroughfare
- » Poole Town Centre approximately 2 miles distant
- » Well-placed to benefit from future and ongoing regeneration and development across the Poole and Bournemouth conurbation



DESCRIPTION

- » The site comprises a prominently positioned, busy hand car wash, trading as B&A Car Wash
- » High visibility from Blandford Road
- » Suitable for future re-development, subject to the necessary consents

ACCOMMODATION

- » Site area approx. 0.216 acres
- » Large forecourt
- » Site office/storage unit

TENURE

Freehold.

TENANCY

The site is let to a private individual by way of a 5 year lease, which commenced on the 1st October 2024. The lease includes a mutual option to break on the 1st April 2027, by way of two months' notice being served before this date. The lease is granted outside of the Landlord & Tenant 1954.

The current passing rent is £45,000 per annum, exclusive, rising to £50,000 per annum, exclusive on the 1st April 2027.

PRICE

£595,000 (offers invited on a conditional or unconditional basis)

RATEABLE VALUE

£14,750 (49.9p in the £ payable (year commencing 1.4.23))

EPC RATING

E - 102

VAT

VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWINGS



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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.



IMPORTANT

Anti Money Laundering Regulations

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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/tenant once terms have been agreed.

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