

FOR SALE

**SELF-CONTAINED FREEHOLD OFFICE
LOCATED IN AFFLUENT POOLE SUBURB**

348 SQ FT // 32 SQ M

**OF INTEREST TO OWNER
OCCUPIERS AND INVESTORS**



BUSINESS SPACE

goadsby

REAR OF ARROWSMITH COURT
STATION APPROACH, BROADSTONE, POOLE BH18 8AX

SUMMARY >

- SELF-CONTAINED OFFICE ACCOMMODATION
- 1 ALLOCATED PARKING SPACE
- FREEHOLD

PRICE: £80,000 EXCLUSIVE OF VAT



REF:
o356416

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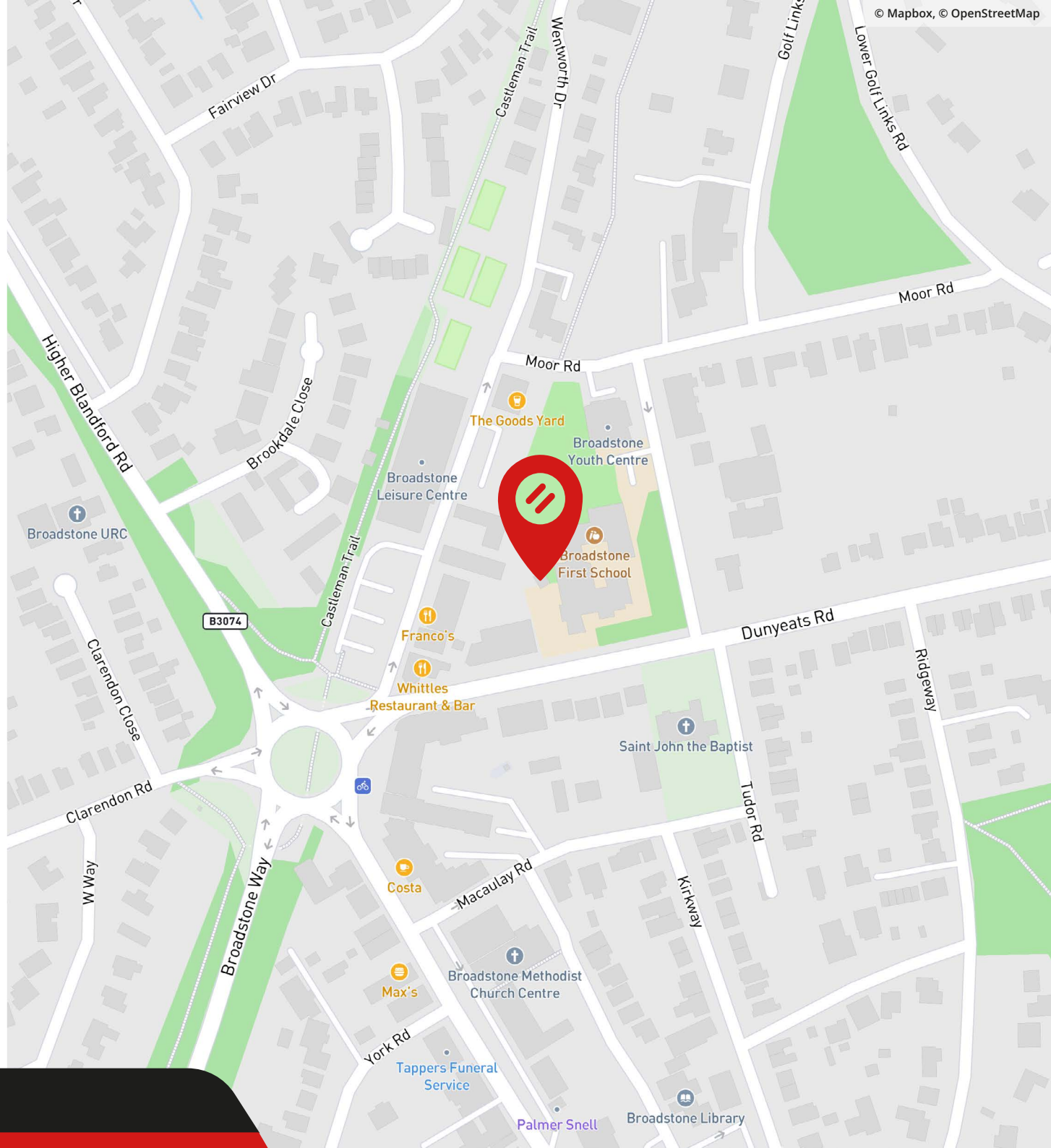
TBC
EPC Rating

Location

- Broadstone is an affluent suburb and electoral ward of Poole, Dorset
- Approximately 4 miles from Poole town centre and approximately 8.5 miles from Bournemouth town centre
- Broadstone high street boasts an array of shops, cafés, health care services and supermarkets, along with other businesses such as pubs, estate agents, banks and eateries
- The Junction gym is located approximately 100m from the site
- Poole train station is located approximately 4 miles away, allowing connectivity to Southampton Airport, Southampton, Winchester, Basingstoke, Portsmouth, and Central London.

By car, the following destinations can be reached:

Poole	13 mins
Bournemouth	25 mins
Dorchester	34 mins
Southampton	48 mins
Winchester	54 mins





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Description

These self-contained freehold premises is located to the rear of Arrowsmith Court, on Station Approach. The accommodation is brick constructions under a pitched tiled roof and currently arranged as open plan layout, with a WC and 1 allocated parking space adjacent to the premises. The accommodation benefits from the following:

- 1 allocated parking space
- WC
- Carpeted throughout
- Exposed brick interior layout.
- Electric Heating
- Telecom
- Lighting
- Suspended Ceiling
- Windows to side elevations

Tenure

The premises is available on a freehold basis under title number TBC

Price

£80,000.

Rateable Value

To be assessed

Legal Costs

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

VAT

The vendor has confirmed that the office is not elected for VAT.

Service Charge

A service charge may be payable, interested parties are advised to make further enquiries.

Viewing

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



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Important

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or tenant once terms have been agreed.

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.



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