



St Marys House

North Street | | Wareham | BH20 4AG

£800 PCM

Anglotown 
RESIDENTIAL LETTINGS & SALES

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St Marys House occupies a prominent position close to the town centre and on the main arterial road leading to the mainline station and the A351.

Wareham provides a good range of facilities and is well situated for access to Poole which lies within 10 miles and, of course, acts as a gateway to the Purbecks.

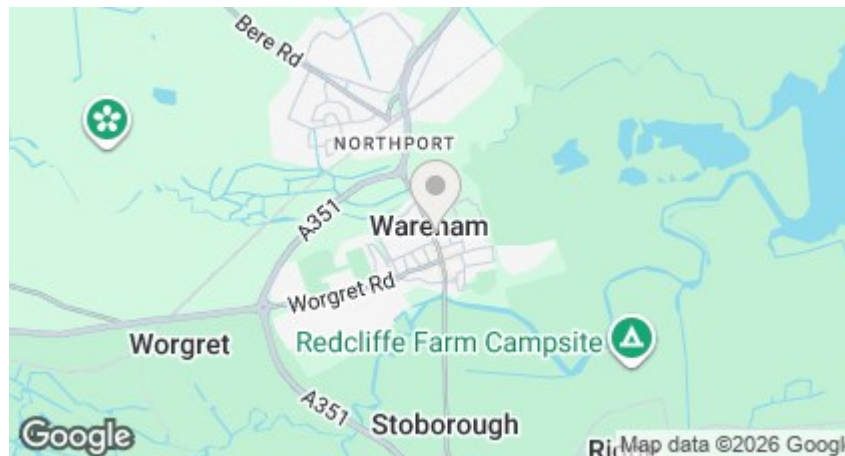
This purpose built commercial unit extends to about 98 sq.m (i.e. 1052 sq.ft) and provides spacious and versatile accommodation which comprises a large front room, two separate meeting rooms/offices, kitchen and male and female toilet facilities.

The accommodation benefits from large windows to front and rear and high ceilings throughout making this a particularly bright and airy space which would suit a wide range of uses, subject to any necessary consents.

In addition, these premises have the added benefit of dedicated parking for three vehicles immediately to the rear.

According to the Valuation Office Agency, the property has a rateable value of £11,500, therefore, Small Business Rate Relief of up to 100% of the rates payable may be available to qualifying businesses. Furthermore, the landlords have advised that there is no VAT payable on the rent at present.

- Ground Floor Commercial Unit
- Flexible Lease Terms Available
- Toilet and Kitchen Facilities
- 3 Parking Spaces
- Approximately 1,052sqft
- EPC - D96
- Rateable Value - £11,500
- Walking Distance to Wareham Train Station
- Use Class - E



370 Ashley Road
Parkstone
Poole
Dorset
BH14 9DQ
01202 740008
info@anglotown.co.uk