

## For Sale

Freehold former bakery HQ in one of the most vibrant and desirable suburbs in the BCP conurbation.

# FOURTEEN

14-16 BRITANNIA ROAD, LOWER PARKSTONE  
POOLE, DORSET, BH14 8BB

## Of interest to owner occupiers, investors and developers (STPP)

- 2,304 sq ft // 214 sq m on 0.18 acre site
- 6 forecourt car parking spaces



- Freehold former bakery HQ
- Located in Ashley Cross, Lower Parkstone
- Comprising ground floor shop, office, store room and bakery/preparation area
- Large two bedroom flat with conservatory and large outdoor balcony
- 6-forecourt car parking spaces plus double garage to the rear
- Excellent location on Britannia Road in the heart of Lower Parkstone
- Of interest to owner occupiers, investors and developers (STPP)

**We are instructed to invite offers in excess of £750,000**

- Currently not elected for VAT



# ONE OF THE MOST VIBRANT & DESIRABLE SUBURBS IN THE BCP CONURBATION

Ashley Cross is situated in Lower Parkstone approximately 1.4 miles north-east of Poole Town Centre and 3.2 miles east of Bournemouth Town Centre.

Ashley Cross is often referred to as a village due to its community feel and the area boasts a large selection of boutique shops, cafes, bars

and restaurants as well as being home to other businesses including solicitors, estate agents and financial advisors.

The world renowned Sandbanks is approximately 3.2 miles to the south and Branksome Chine beach is approximately 3.1 miles south-east.

# DESCRIPTION

14-16 Britannia Road is a large former bakery HQ which is located on a site area of 0.18 acres.

The site comprises the following:

## COMMERCIAL

Front office	197 sq ft // 18.29 sq m
Retail shop area	444 sq ft // 41.23 sq m
Staff room	68 sq ft // 6.30 sq m
Store room	61 sq ft // 5.65 sq m
Bakery	1,534 sq ft // 142.54 sq m
<b>Total Commercial Area approx</b>	<b>2,304 sq ft // 214 sq m</b>

## RESIDENTIAL

The residential unit comprises a large two bedroom flat as follows:

### Ground Floor

Entrance lobby	1.89m x 2.08m
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### First Floor

Bedroom 1 (double) (with walk in wardrobe and ensuite shower room)	4.96m x 2.86m
Bedroom 2 (double) (with walk in wardrobe and ensuite shower room)	5.25m x 2.86m
Hallway	2 x large storage cupboards
Lounge	6.31m x 4.36m
Kitchen/Dining room	2.66m x 3.09m
Conservatory	4.34m x 5.42m

Terrace/Balcony	Approx 4.70m x 10.04m
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### Outside

To the front of the premises there is space for approximately 6 vehicles to park.

Double garage located to the rear of the site  
Each garage measuring 3.25m x 5.34m





# AN EXCELLENT OPPORTUNITY FOR OWNER OCCUPIERS, INVESTORS & DEVELOPERS

## OWN, OCCUPY & PERSONALISE

Suitable for a variety of commercial uses eg; bakery (current use), medical, training, restaurant, bar and office (subject to planning if required).

## INVESTORS

Excellent letting prospects.

## DEVELOPERS

Redevelopment potential by conversion or new build (subject to planning).



## TENURE/SITE AREA

The premises are secured on a **freehold** basis.

The total site area: approximately **0.18 acres**.



Source: Edozo - Not to scale - illustration only

## PRICE

Offers are invited in excess of **£750,000** (Seven Hundred and Fifty Thousand Pounds). Our client is seeking unconditional offers.

## RATEABLE VALUE

£10,500 (1st April 2026) Small business rates relief available.

## COUNCIL TAX

Band C

## EPC RATINGS

Commercial	TBC
Residential	E - 49

## VAT

We have been informed by our client the premises are currently not elected for VAT.

## VIEWINGS

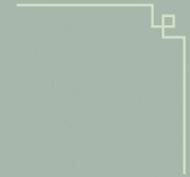
Strictly by prior appointment through the agents **Goadsby**, through whom all negotiations must be conducted.



**GRANT CORMACK**  
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## Legal Costs

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



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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.

