



15 CONSTITUTION HILL ROAD POOLE DORSET BH14 0QB

Location

Seaview Viewpoint approx. 200 yards. Parkstone shopping thoroughfare approx. 700 yards. Bournemouth & Poole College approx. ½ mile. Poole Park approx. 1 mile. Poole Town Centre/ Railway Station within 2 miles. Poole Ferry terminal approx. 2½ miles. Nuffield Industrial Estate approx. 3 miles. Bournemouth Town Centre approx. 3½ miles.

Features

Fully refurbished in current ownership. High occupancy rate. Full gas fired central heating (new boiler 2025). UPVC double glazing (with acoustic glass to the front elevation). Master Suited lock system. Vertical blinds and laminate flooring throughout. **Large car park with future development potential s.t.p.p.** Genuine retirement sale after 40 year ownership.

Summary of Accommodation

5 Spacious en-suite Letting Units as per plans overleaf.

Outside

To the front of the property there is forecourt herringbone block paved parking for 1 vehicle. To the rear of the property there is a UPVC **Garden Room/Office** with central heating and double glazing. Approached from Hermitage Road there is a **tarmacadam car park** for 7/8 vehicles.

TRADING & BUSINESS

As at 22nd June 2026 the rents were as follows:

Unit 2a	£750 pcm	Unit 2d	£725 pcm
Unit 2b	£795 pcm	Unit 2e	£725 pcm
Unit 2c	£1,050 pcm	Total	£4,045 pcm

LICENCES/PERMISSIONS

An HMO licence for 6 persons in 6 households is current held for each property.

RATEABLE VALUE

Council Tax Band "C".



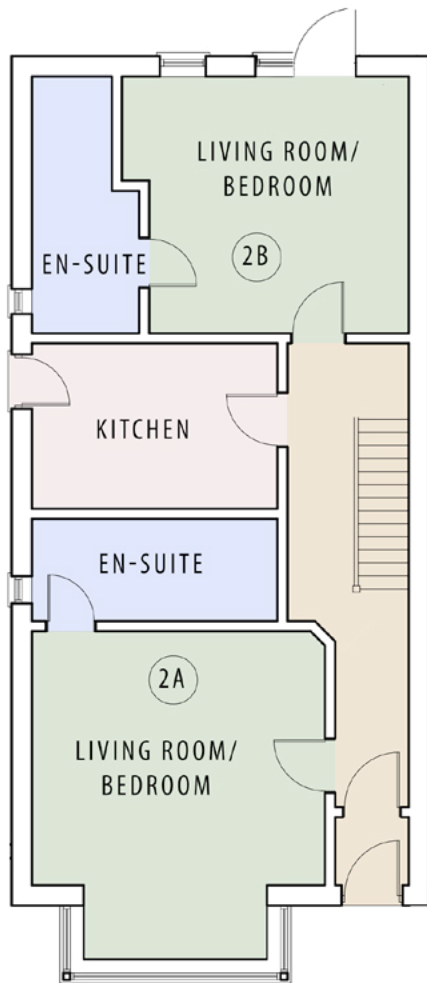
Potential Development Site s.t.p.p.

£625,000 Freehold

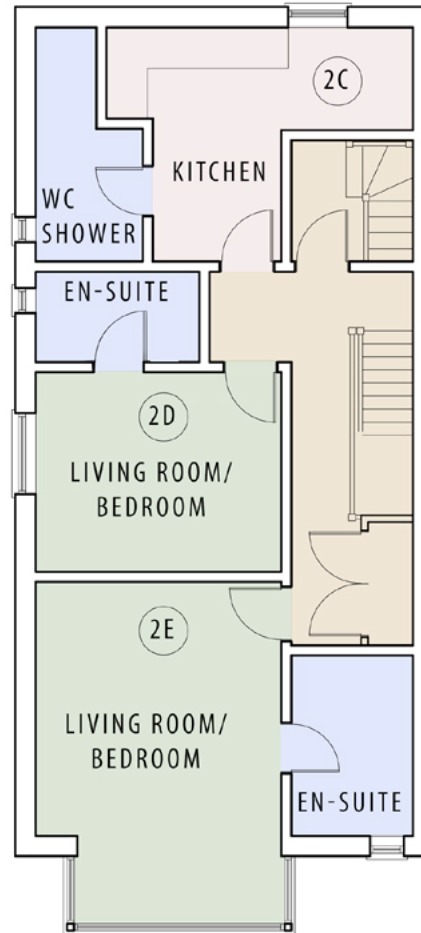


Contact

Ian Palmer MNAEA ian.palmer@goadsby.com



Ground Floor



First Floor



Second Floor