



11 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

Refurbishment programme. High occupancy rate. Full gas fired central heating. UPVC double glazing (with acoustic glass to the front elevation). Master Suited lock system. Vertical blinds and laminate flooring throughout. Genuine retirement sale after 40 year ownership.

Summary of Accommodation

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

Outside

To the front of the property there is a herringbone paved forecourt for 1/2 vehicles. To the rear of the property there is a herringbone block paved patio, cupboard housing water softener, **UPVC Store Room** with freezer, fitted shelving.

TRADING & BUSINESS

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

Unit 1a	£760 pcm	Unit 1e	£850 pcm
Unit 1b	£750 pcm	Annexe	£900 pcm
Unit 1c	£770 pcm		
Unit 1d	£775 pcm	Total	£4,805 pcm

LICENCES/PERMISSIONS

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

RATEABLE VALUE

Council Tax Band "C".

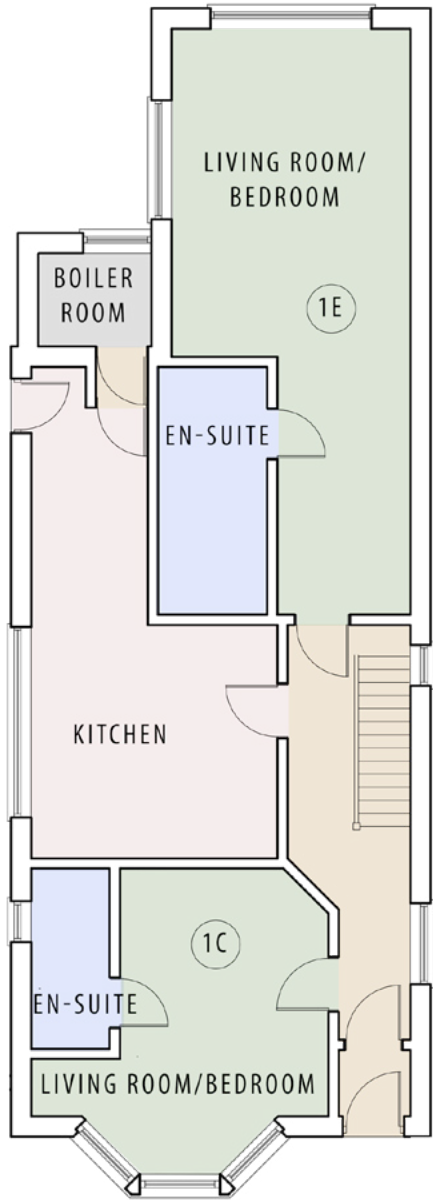


£645,000 Freehold

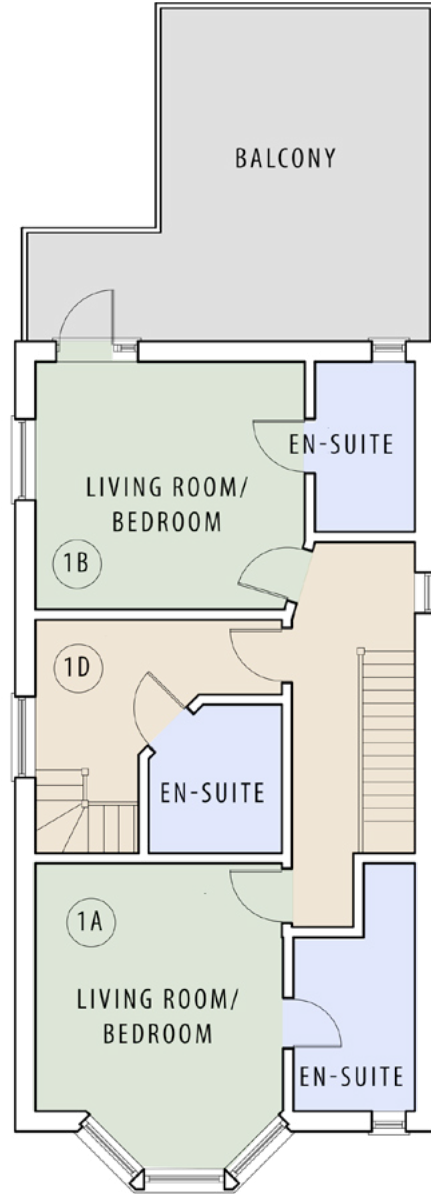


Contact

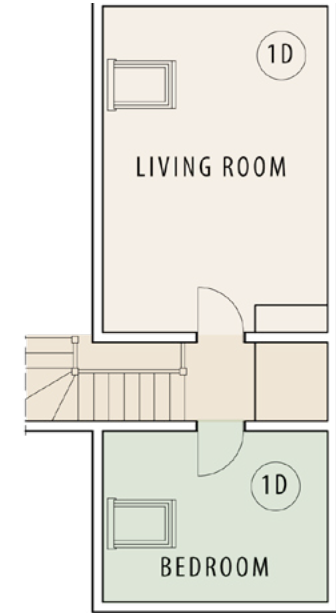
Ian Palmer MNAEA ian.palmer@goadsby.com



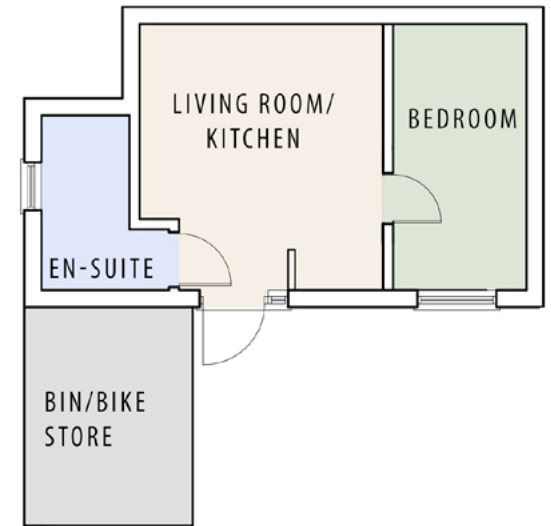
Ground Floor



First Floor



Second Floor



Annexe