

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)

FOR SALE

FREEHOLD OFFICE / STORE WITH PRIVATE DRIVEWAY

398 SQ FT // 37 SQ M



BUSINESS SPACE

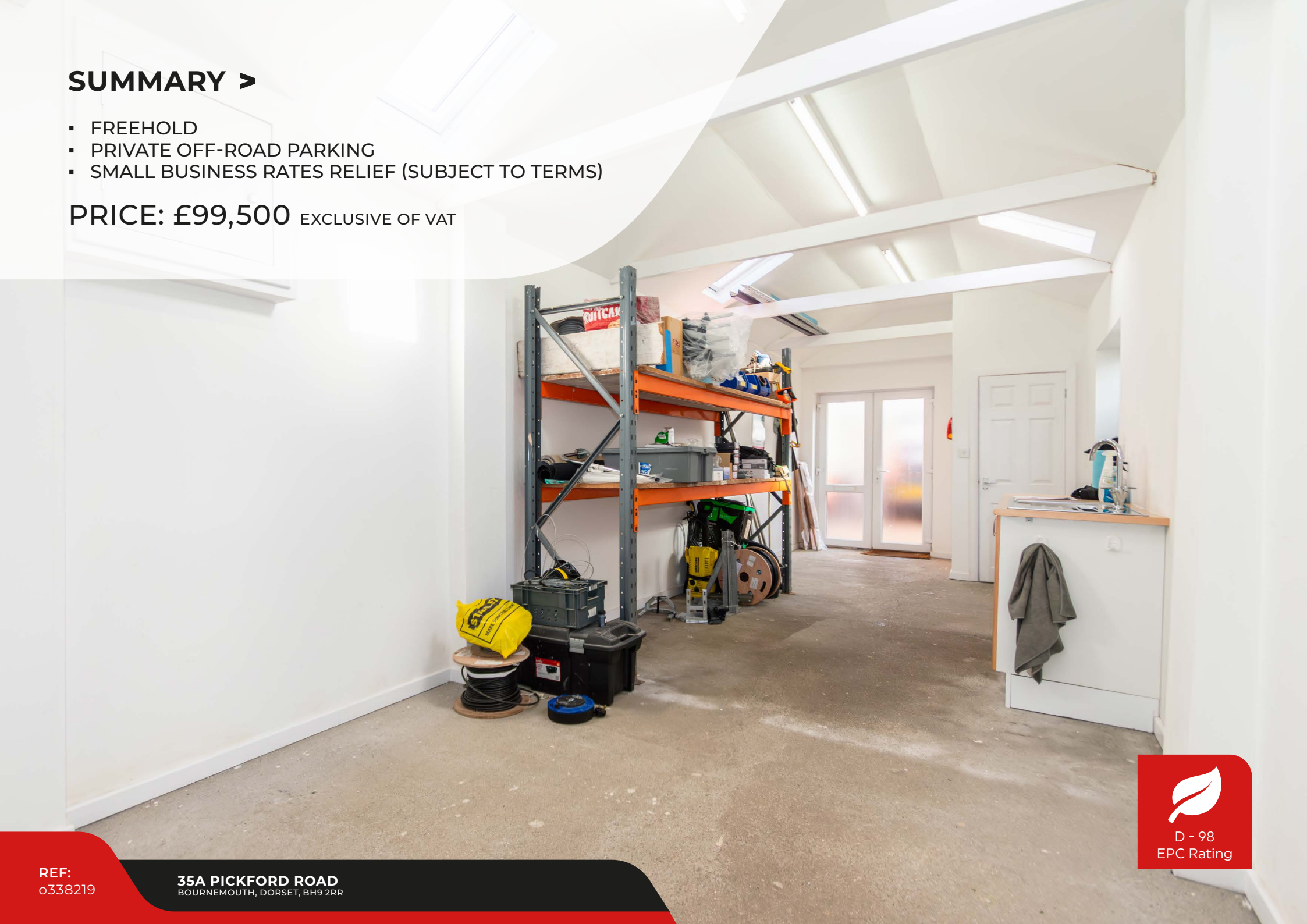
goadsby

35A PICKFORD ROAD
BOURNEMOUTH, DORSET, BH9 2RR

SUMMARY >

- FREEHOLD
- PRIVATE OFF-ROAD PARKING
- SMALL BUSINESS RATES RELIEF (SUBJECT TO TERMS)

PRICE: £99,500 EXCLUSIVE OF VAT



REF:
o338219

35A PICKFORD ROAD
BOURNEMOUTH, DORSET, BH9 2RR



Location

- Pickford road is accessed via Victoria Rd, which leads onto Boundary Rd
- Boundary Rd leads onto the main road of Wallisdown Rd, Talbot Avenue and Castel Lane west which all leads to the A338 Wessex way
- The Wessex Way provides links to the A31

Description

- Self-contained Freehold unit
- Storage / workshop area
- Rear office accommodation
- Single phase electric
- Electric Heating in the office
- Internet
- WC
- Tea point in workshop
- Concrete floor
- Velux windows
- External driveway/yard suitable for parking of up to 3 vehicles

Accommodation

sq m sq ft

Total gross internal area approx.	37	398
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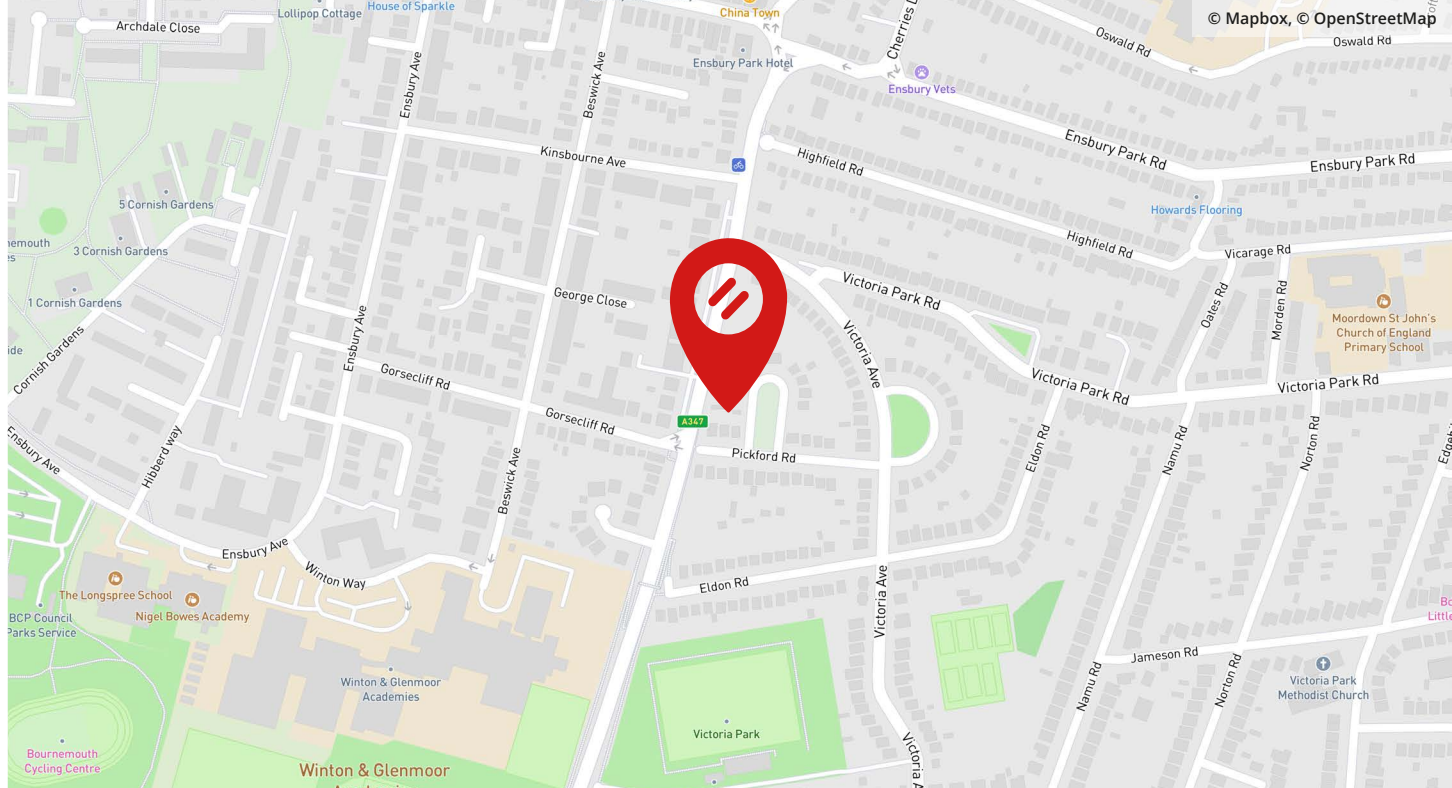
The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Tenure

Freehold with vacant possession.

Price

£99,500 exclusive of VAT.



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EPC Rating

D - 98

Rateable Value

£3,400

100% small business rates relief is available on all properties with a rateable value of £12,000 or less.

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

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



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

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

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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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