

# FOR SALE

INCOME PRODUCING FREEHOLD PROPERTY  
TOWN CENTRE LOCATION  
CURRENTLY BEING USED FOR STORAGE

38 LAGLAND STREET, POOLE, DORSET, BH15 1QG

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**sibbett  
gregory**



- Annual Rental income of £13,250 per annum excl
- Overall site area of approx. 0.023 hectares (0.058 acre)
- Existing buildings being used for storage
- For sale freehold





## LOCATION

The property has direct frontage to Lagland Street which connects with New Orchard and North Street in Poole town centre.

The property is within walking distance of all town centre facilities including Dolphin Shopping Centre and the Bus and Train stations.

Poole Quay is also within easy walking distance.

## DESCRIPTION

The property comprises two single storey buildings of brick and blockwork construction with concrete floors. The front building has a single pitch tiled roof and the rear building has a flat corrugated cement sheet roof. The frontage of the property is set back from the pavement adjoining Lagland Street.

The front building comprises four rooms accessed from a central corridor and the rear building comprises four rooms each with external access. Both properties have fluorescent strip lighting and are currently being used for storage.

The front building has a central corridor containing a basic sink unit. Externally, there is a working outdoor WC.

## ACCOMMODATION

The approx. areas of the properties are summarised as follows:-

	Sq M	Sq Ft
Front Building	90.1	970
Rear Building	58.8	633
<b>Approx. Total Gross Floor Area</b>	<b>148.9</b>	<b>1,603</b>

The property has an overall site area of approx. 0.023 hectares (0.058 acre).

The property has potential for alternative uses (subject to necessary planning consents).

## SERVICES

We understand that mains water, electricity and drainage are available at the property.





## PRICE

£195,000 exclusive. The property is not subject to VAT.

## TENURE

For Sale Freehold subject to an existing Tenancy Agreement dated 21 January 2011 granted to Rawlins Davy Reeves at an annual rent of £13,250 per annum exclusive payable monthly in advance.

The Tenants have an internal repairing obligation only recorded by a photographic schedule. The Tenancy has a rolling 3 month break clause and falls within the Security of Tenure Provisions of the Landlord and Tenant act 1954 Part II.

## BUSINESS RATES

The property has a current rateable value of £10,000 from 1 April 2023. However the rateable value from 1 April 2026 will be £12,000.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## VIEWING

Viewing by appointment with the agents Sibbett Gregory.

Jayne Sharman

Telephone: 01202 661177

Email: [jayne@sibbettgregory.com](mailto:jayne@sibbettgregory.com)

Sam Morgan

Telephone: 01202 661177

Email: [sam@sibbettgregory.com](mailto:sam@sibbettgregory.com)



### FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

### IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.



