



# For Sale Freehold

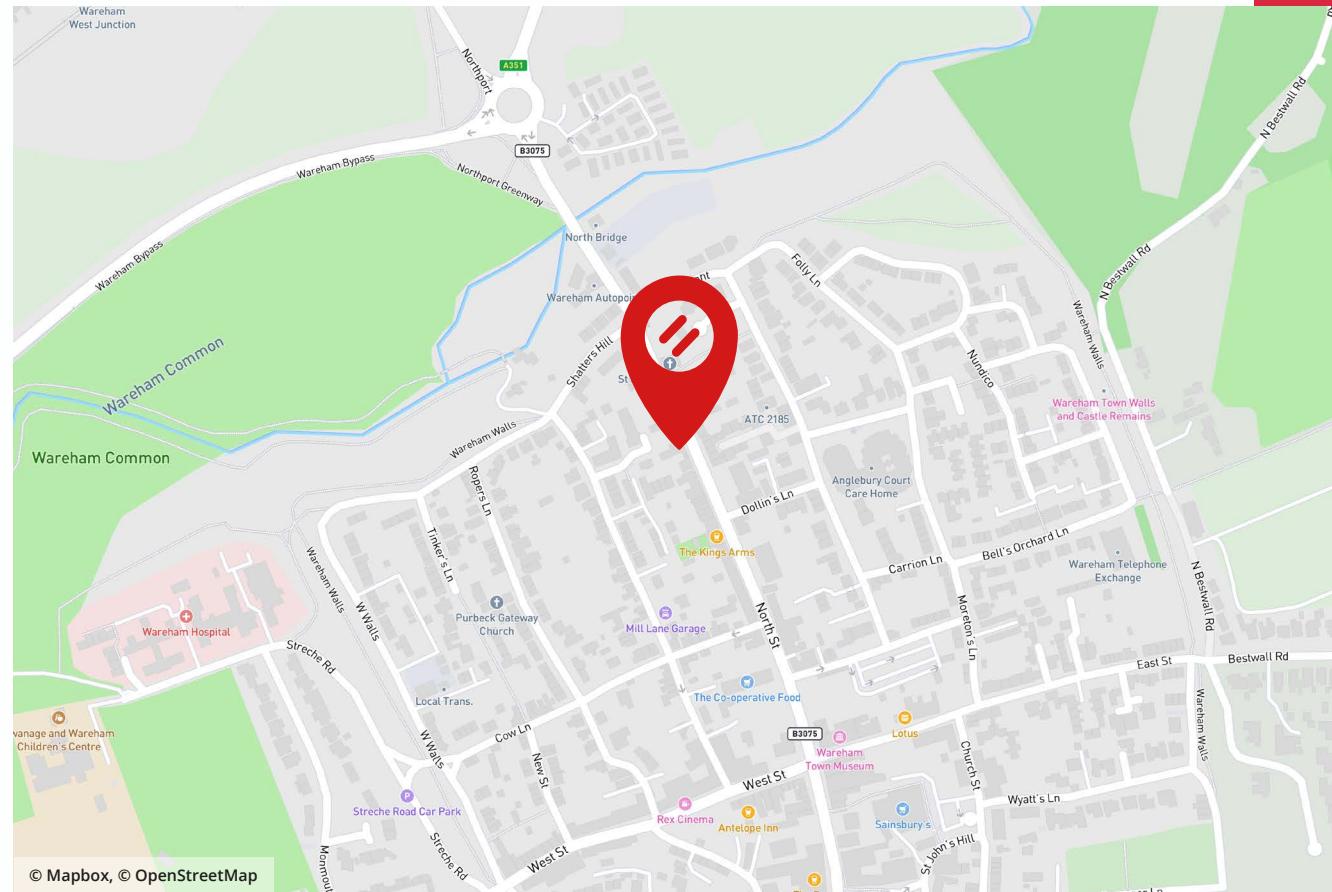
Substantial Residential Property With Additional Annex & Lock-Up Retail Unit

## Summary

- Substantial retail and residential opportunity in the popular and affluent market town of Wareham
- Ground floor lock-up retail unit currently let, producing £9,600 per annum exclusive
- Large 4 bedroom maisonette which is currently vacant
- Additional 1 bedroom annex which is currently vacant
- Courtyard garden for the residential unit
- Freehold
- Residential unit requires modernisation throughout



**Price:**  
**£425,000**



# Location

- Wareham is a popular market town with a picturesque quay
- The River Frome gives boat access to Poole Harbour and benefits from a marina and yacht club
- The town centre offers a wide range of amenities with a vibrant mix of local independent retailers, restaurants, cafés and pubs
- National operators located in the town include a Sainsbury's Supermarket, Nationwide Building Society, Savers and Co-op Convenience Store
- Wareham train station provides direct services to London Waterloo, Poole and Weymouth
- Surrounded by outstanding natural beauty, Wareham lies in close proximity to the Isle of Purbeck, Poole Harbour and the Jurassic Coast



## Description

- Substantial Grade II listed building
- Comprising a lock-up retail unit together with a substantial residential unit, with additional annex
- The ground floor retail unit trades as a tanning salon with a main sales area and rear WC and staff area
- The residential unit is arranged over first and second floors and comprises 4 bedrooms, lounge, kitchen and bathroom
- There is an additional 1 bedroom annex located to the rear of the ground floor
- Courtyard garden area



## Accommodation

### Retail Unit

Net sales area	483 sq ft	44.87 sq m
Staff area/store	34 sq ft	3.19 sq m
Single WC with wash hand basin	-	-

### 4 Bedroom Maisonette

#### Ground floor Entrance lobby

#### First floor

Lounge	8.09m x 4.47m
Kitchen	3.64m x 2.64m
Bedroom 1	3.69m x 2.69m
Bathroom	2.40m x 2.17m
(with bath, WC & wash basin)	
Bedroom 2 (double)	4.62m x 2.77m
Bedroom 3 (double)	2.67m x 3.50m
3 x storage cupboards plus gas central heating	

#### Second Floor

Bedroom 4 (double)	7.85m x 3.11m
(including en-suite with shower, WC and wash hand basin)	

#### 1 Bedroom Annexe

Lounge	3.73m x 3.63m
Kitchen	1.74m x 2.88m
Bedroom (with WC & shower)	4.20m x 3.22m

# Tenancies

## Retail Unit

<b>Tenant</b>	Private individual
<b>Term</b>	3 years from and including 22 June 2022, thus expiring 21 June 2025 (holding over)
<b>Rental Income</b>	<b>£9,600 per annum</b> exclusive
<b>Rent Deposit</b>	A 6 week rental deposit is held (£1,107)

## 4 Bedroom Maisonette

This is currently vacant.

## 1 Bedroom Annex

This is currently vacant.

## Tenure

Freehold.

## Price

£425,000

## EPC Ratings

67a	D - 63
67a Annexe	D - 59
Retail Unit	TBC

## Legal Costs

Each party is 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.

## Viewings

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



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## Important

### 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.

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.