

# FOR SALE FREEHOLD

7 Parkstone Road, Poole, Dorset, BH15 2JH

Semi-detached Medical/Commercial Premises

Site area of approx 0.048 ha (0.118 acres)



**sibbett  
gregory**





## SUMMARY

- Semi-detached Medical/Commercial Property
- Site area of approx. 0.048 ha (0.118 acres)
- Total net floor area of approx. 164.3 sq m (1,768 sq ft)
- Highly prominent location
- Good on site parking





SANDBANKS

WHITECLIFF

POOLE HARBOUR

POOLE PARK

POOLE  
HOSPITAL







## LOCATION

The property is situated in a highly prominent corner position on Parkstone Road in Poole town centre, within close proximity to The George roundabout.

Parkstone Road is one of the main routes into the town centre and it is an established mixed use area with both commercial and residential properties. Poole Hospital is situated close to the property and the amenity of Poole Park is within a short walking distance.

The main facilities of the town centre are also in within easy reach including the Dolphin Shopping Centre, the rail station and bus station.

## DESCRIPTION

The property comprises a two storey semi-detached Victorian building with brick elevations under a pitched tiled roof. The property has a mix of standard and bay windows with ornate stone features. On-site car parking is available and the frontage of the property is defined by low brick walls facing Parkstone Road.

The accommodation is self-contained and accessed via a ground floor entrance at the rear of the property which leads into a hallway with the main staircase to the upper floors. The ground floor comprises 4 main rooms together with a kitchen and 3 x WC's. There is a second entrance at the rear of the property together with a second staircase. The first floor comprises 5 rooms and a further WC. The specification includes the following:-

- Gas fired heating
- Additional electric wall mounted heaters
- UPVC double glazed windows
- Plastered ceilings with modern strip lighting
- A mix of carpet and vinyl flooring
- Ornate ceiling features on the ground floor
- Space to park 8 cars around the property.



7 Parkstone Road	Sq M	Sq Ft
Ground	81.8	880
First	82.5	888
<b>Total Net Internal Area</b>	<b>164.3</b>	<b>1,768</b>

The Property occupies a site area of approximately 0.048 ha (0.118 acres).



## TENURE

Freehold with vacant possession.

## PRICE

£420,000 exclusive.

## VAT

The property is not registered for VAT.

## BUSINESS RATES

The premises have a rateable value of £19,250.

## PLANNING

Planning permission (Planning Application No: 5/96/13304/002/C) ) was granted on 5 March 1996 for the premises to be used only for office and treatment centre for hyperbaric medicine and for no other purposes whatsoever (including any other purpose in Class D1).

The property is considered to have potential for commercial and residential uses, subject to consents.

## ENERGY PERFORMANCE CERTIFICATES

The premises has the following rating: E-102

## VIEWINGS

All viewings must be pre-arranged with the Agents, Sibbett Gregory

Jayne Sharman

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## 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.

## IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.



