

FOR
SALE

Substantial Former Banking Hall

With Residential Accommodation Above

And large rear car park



3 South Street

Wareham, Dorset, BH20 4LR

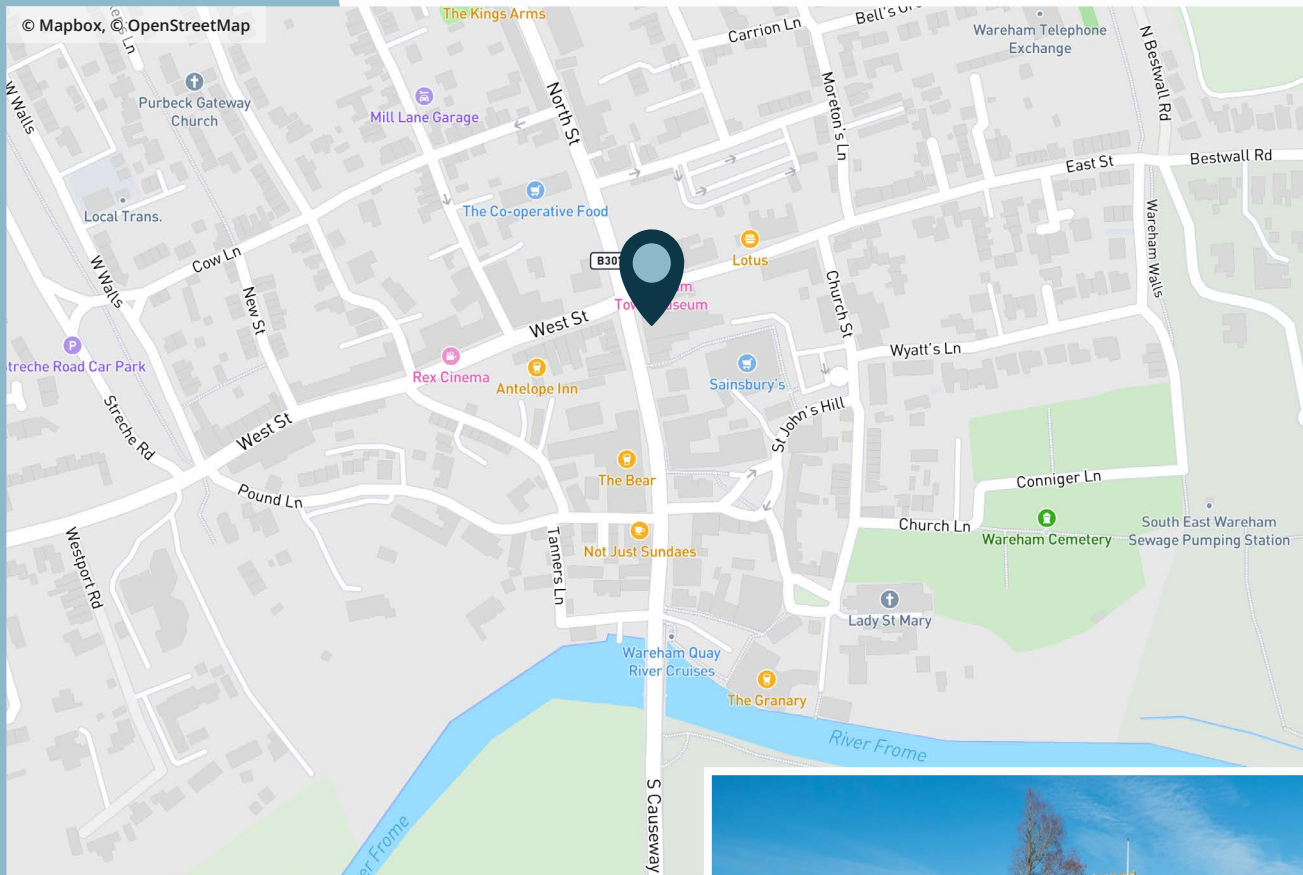


Summary

- Substantial former banking hall with dedicated rear car park
- Five bedroom maisonette above, previously used as a flat share
- Car parking for approximately 12 vehicles within dedicated rear car park
- Of interest to owner occupiers, developers and investors
- Available with vacant possession

Tenure: Freehold

Inviting offers in excess of:
£595,000



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, cafes and pubs
- National operators located in the town include a Sainsburys supermarket (adjacent), Nationwide Building Society (also adjacent), Savers and a Co-op convenience store
- Wareham train station provides direct services to London Waterloo, Poole and Weymouth
- Surrounded by outstanding natural beauty, Wareham lives in close proximity to the Isle of Purbeck, Poole Harbour and the Jurassic coast





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Description

- Substantial commercial and residential building
- Formerly a banking hall, the premises has an open plan sales area with further offices, staff areas and male and female WCs to the rear
- Located over first and second floors and accessed from an external staircase, there is a five bedroom maisonette previously used as a flat share
- Located to the rear of the site is a dedicated car park for approximately 12 vehicles

Floor Areas

Ground Floor Offices

	sq m	sq ft
Net internal area approx.	456.43	4,913

First & Second Floor Maisonette

First Floor (Lounge , Kitchen , Bathroom , 5x Bedrooms
Second Floor (Loft rooms x3)

Tenure

Freehold under Title No. DT238341.

Price

Inviting offers in excess of **£595,000**.

Rateable Value

£50,500 (1st April 2026)

Rate payable at 38.2p in the £ (Year commencing 1st April 2026)

EPC Rating

To be confirmed.

Legal Costs

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

VAT

We have been informed by our client that the property is not elected for VAT.

Viewings

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



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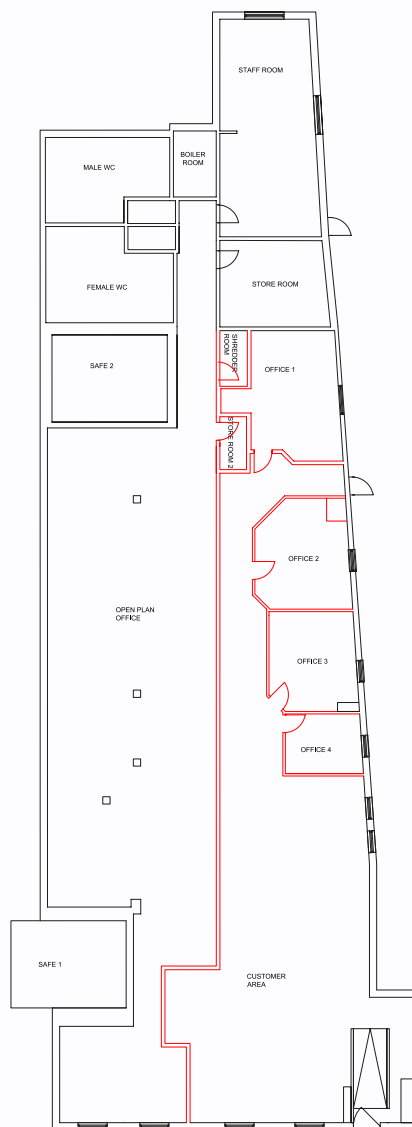
Important

IDENTIFICATION

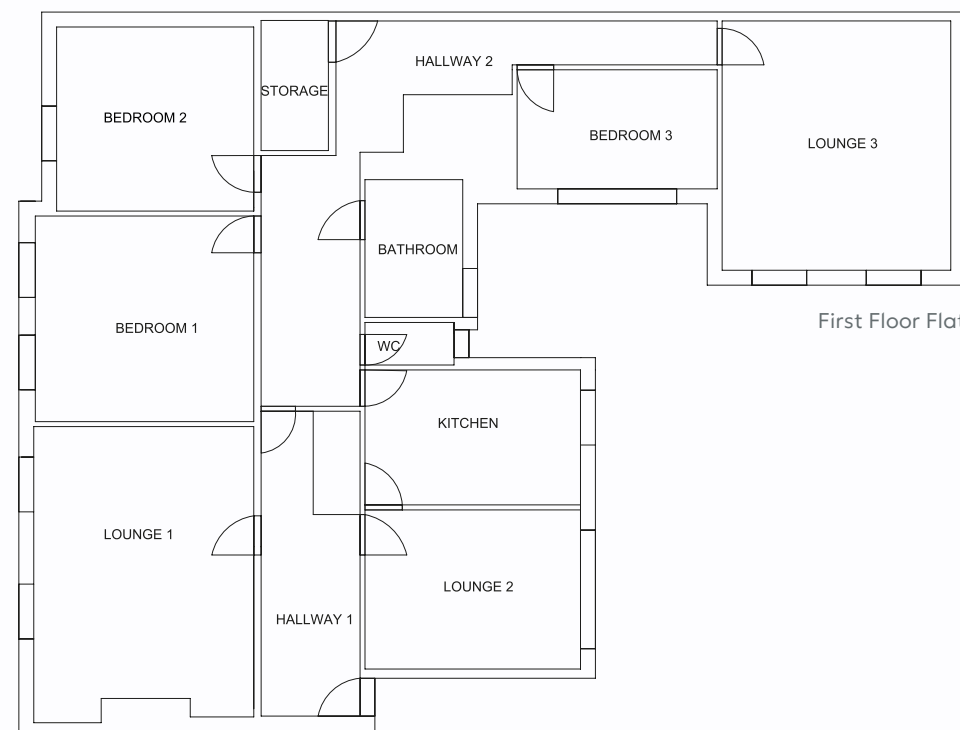
Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or 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.

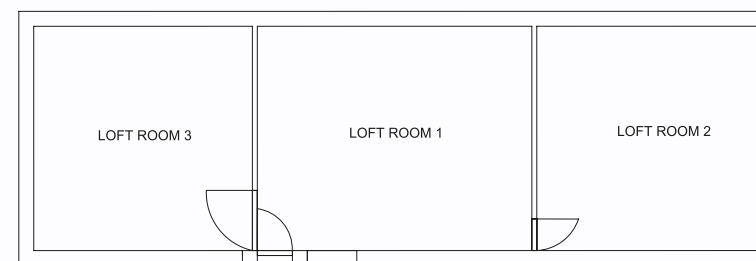
Plans not to scale - illustration only



Ground Floor
Commercial Unit



First Floor Flat



Second Floor Flat

