

FOR SALE FREEHOLD

Tower House, Parkstone Road, Poole, Dorset, BH15 2JH

Semi-detached Commercial Premises

Site area of approx 0.047 ha (0.116 acres)



**sibbett
gregory**



SUMMARY

- Semi-detached Commercial Property
- Site area of approx. 0.047 ha (0.116 acres)
- Total net floor area of approx. 166.5 sq m (1,792 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/three storey semi-detached Victorian building with brick elevations under pitched tiled roofs. 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 property is self-contained and accessed via a ground floor entrance at the front of the property which leads into a hallway with a staircase to the upper floors. The ground floor comprises a reception office with a small meeting room off, 2 offices, separate additional room, WC and a kitchen. The first floor comprises 4 offices, server room and a WC. The second floor comprises attic 3 rooms although one is very small with limited headroom and additional attic storage. The specification includes the following:-

- Modern electric wall mounted heaters
- UPVC double glazed windows
- Plastered ceilings with modern LED lighting
- Carpets
- Ornate ceiling features on the ground floor
- Space to park a max. of 7 cars around the property

The accommodation is summarised as follows:-

Tower House	Sq M	Sq Ft
Ground	71.3	767
First	60.7	653
Second	34.5	371
Total Net Internal Area	166.5	1,792

The Property occupies a site area of approximately 0.047 ha (0.116 acres).



TENURE

Freehold with vacant possession.

PRICE

£395,000 exclusive.

VAT

The property is not registered for VAT.

BUSINESS RATES

The premises have a rateable value of £16,750

PLANNING

There are no planning records available for this property online. We have therefore assumed the current office use is the deemed planning consent for the property.

The property is considered to have potential for residential or mixed use development, subject to consents.

ENERGY PERFORMANCE CERTIFICATES

The premises has the following rating: D-80

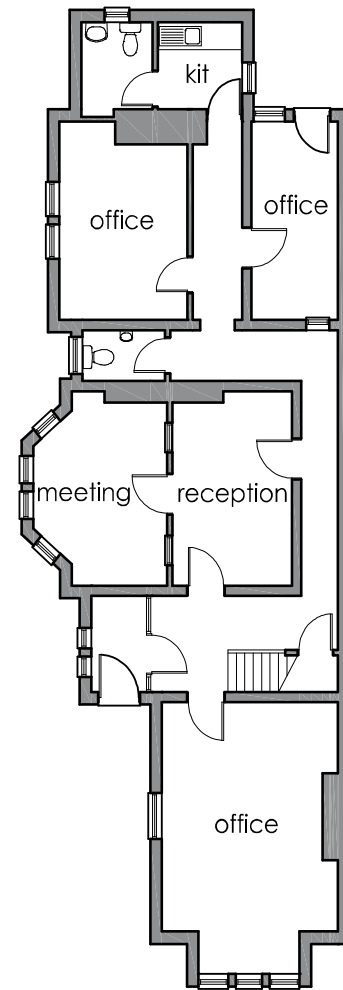
VIEWINGS

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

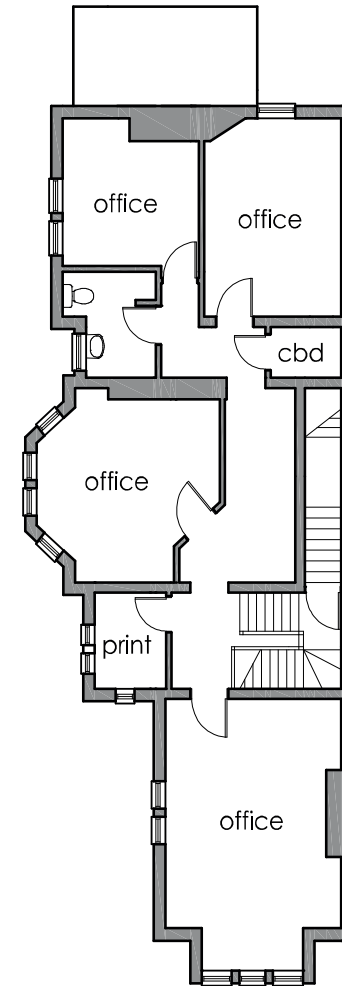
Jayne Sharman

Telephone: 01202 661177

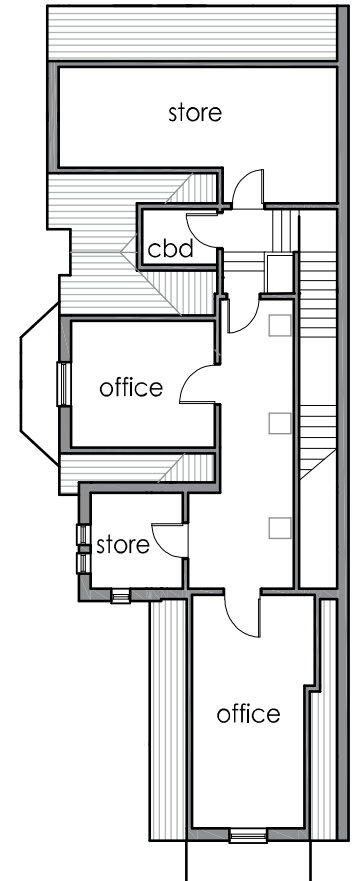
Email: jayne@sibbettgregory.com



Ground Floor



First Floor



Second Floor

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.

