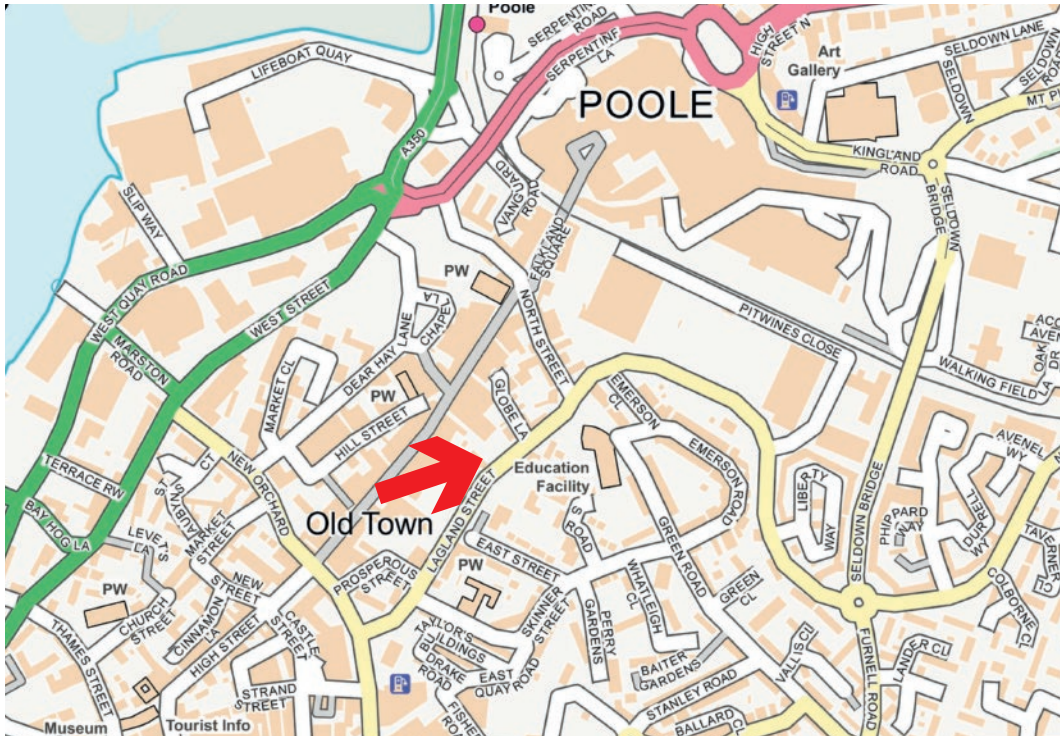
FOR SALE

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

38 LAGLAND STREET, POOLE, DORSET, BH15 1QG

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
Approx. Total Gross Floor Area	**148.9**	**1,603**

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
£149,500 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 £12,000, with effect from 1 April 2026.

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
By prior arrangement with the joint agents Sibbett Gregory or Nettleship Sawyer.

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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

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