

**FOR SALE/TO LET**  
DETACHED COMMERCIAL PREMISES WITH PARKING

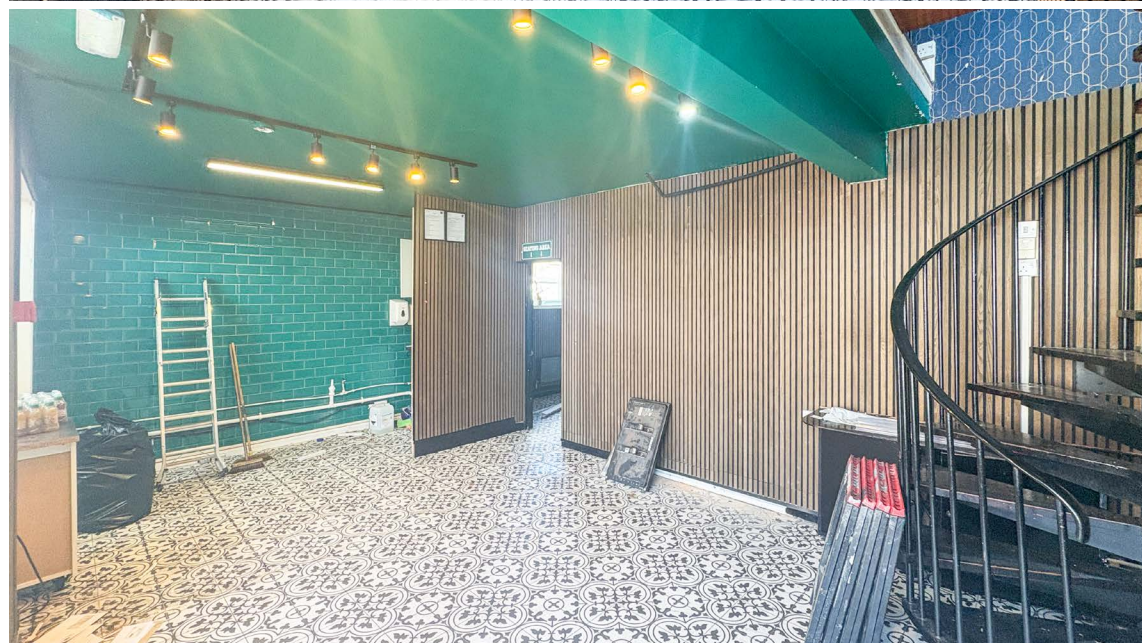


**2-6 CROMER ROAD**  
BRANKSOME, POOLE, DORSET, BH12 1NB



## SUMMARY

- » Detached commercial premises
- » Suitable for a variety of uses (S.T.P.P)
- » Allocated parking for approximately 3 vehicles
- » Located within 200m of Branksome Railway Station
- » Tenure: freehold or leasehold
- » Planning permission granted for conversion to 3 flats (2 x 1 bedroom and 1 x 3 bedroom)
- » Premises licence granted for the sale of alcohol between 10am to midnight, 7 days a week
- » **Price: £450,000**
- » **Quoting rent: £25,000 per annum excl.**





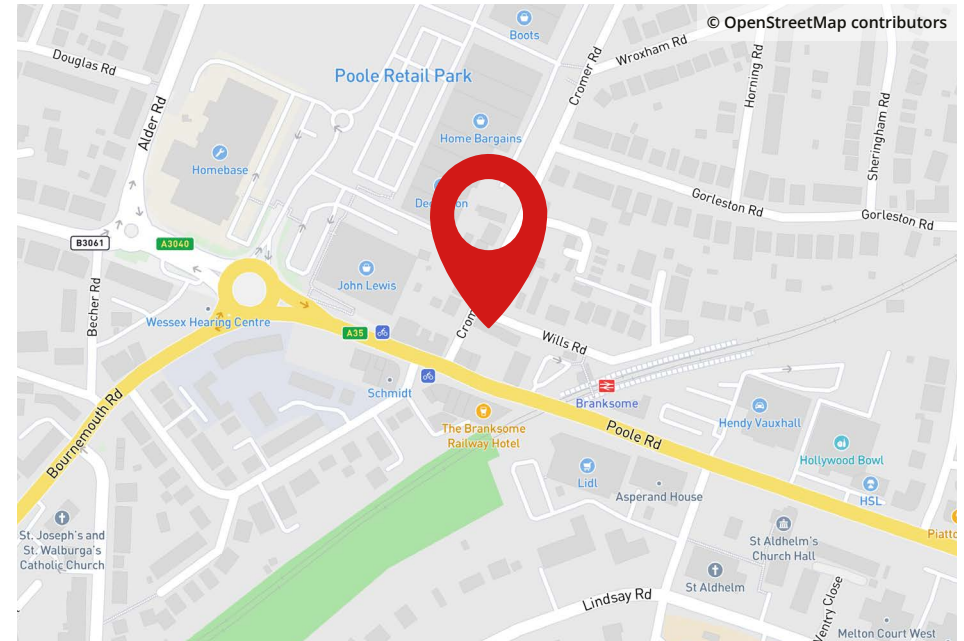
## LOCATION

- » The premises occupies a position within 50 metres of the extremely busy A35 Poole Road, where there are over 20,000 car movements each day
- » Numerous occupiers located in the vicinity, include **TESCO'S SUPERMARKET**, **LIDL** and **JOHN LEWIS**. Branksome Railway Station is conveniently located within 200 metres of the property.



## DESCRIPTION

- » The property is accessed via the elevation fronting Cromer Road and also benefits from a rear entrance for staff. The building is arranged over 2-storeys.
- » On the ground floor, the main entrance provides access to a reception area, leading through to a number of offices throughout. The first floor can be accessed via 2 staircases, one at the front and one at the rear of the ground floor.
- » The first floor benefits from 4 offices, a staff area and male/female WC facilities. The offices benefit from air conditioning throughout.
- » Both the ground floor and first floors are mostly split via stud partitioning, so can be arranged to suit a number of uses.
- » Accessed via a driveway from Cromer Road is car parking for approximately 3 vehicles.
- » The property benefits from gas heating throughout.



BOUNDARY LINE APPROXIMATE

## TENURE

### Leasehold:

Quoting Rent: £25,000 per annum exclusive

### Freehold:

Quoting Price: £450,000

## PLANNING

Planning permission has been granted under application number APP/23/00593/PA for change of use and associated division of the building to 3 flats (2 x 1 bedroom and 1 x 3 bedroom).

Our client has also submitted an application under application number P/25/03689/PNCBD for change of use and associated division of the building to 4 flats (4 x 1 bedroom).

## LICENCE

Premises licence granted for the sale of alcohol between 10am to midnight, 7 days a week.

## ACCOMMODATION

Ground floor	85.74 sq m // 923 sq ft
First floor	80.05 sq m // 861 sq ft

## EPC RATING

C - 67

## RATEABLE VALUE

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: £9,900 (from 1.4.23)

(100% business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

## LEGAL COSTS

Each party 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



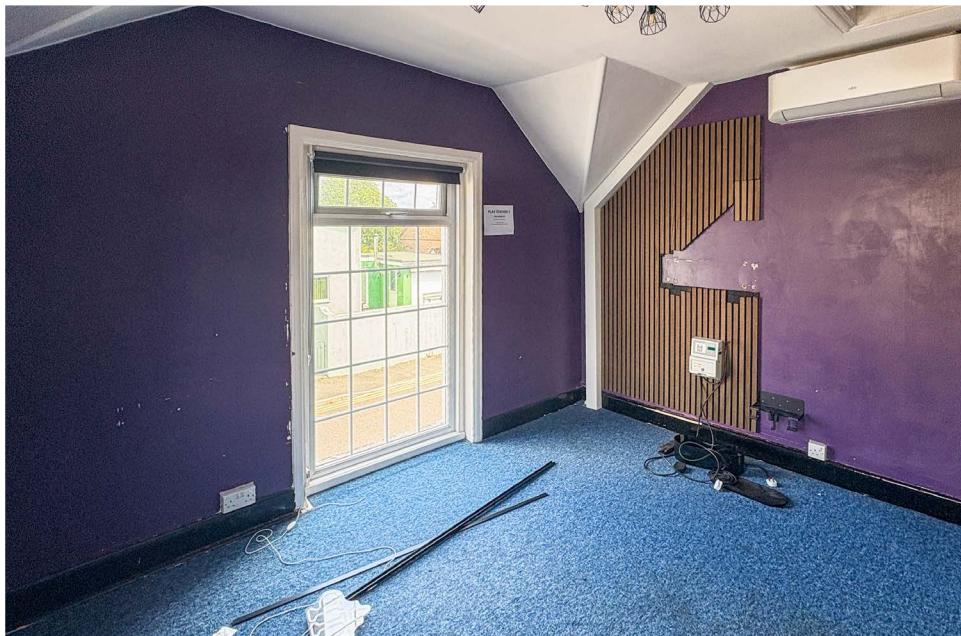
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#### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

#### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

#### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.