# FOR SALE/TO LET 13,014 SQ FT ON 0.731 ACRE SITE

## CAR SHOWROOM, OFFICES & WORKSHOPS




**490 BLANDFORD ROAD** HAMWORTHY, POOLE, DORSET BH16 5BN

## SUMMARY

- » OUTLINE PLANNING CONSENT GRANTED FOR CAR SHOWROOMS, VEHICLE REPAIR WORKSHOPS & OFFICES
- » GROSS SITE AREA: 0.731 ACRES
- » BUSY ROAD FRONTAGE
- » EPC RATING: TBC

**PRICE:**

£1.95M EXCLUSIVE OF VAT

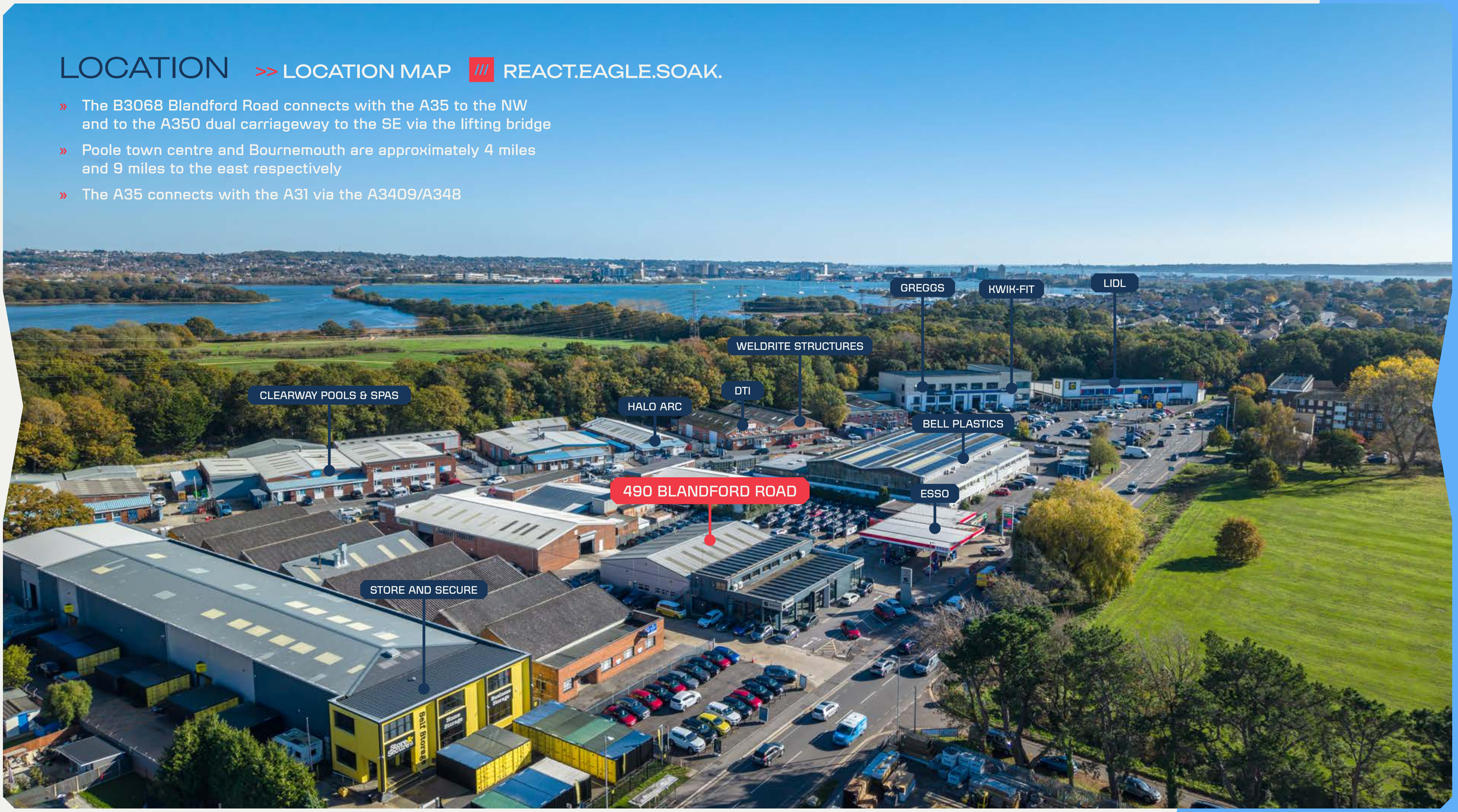
**RENT:**

£149,950 PER ANNUM EXCLUSIVE



# LOCATION >> LOCATION MAP /// REACT.EAGLE.SOAK.

- The B3068 Blandford Road connects with the A35 to the NW and to the A350 dual carriageway to the SE via the lifting bridge
- Poole town centre and Bournemouth are approximately 4 miles and 9 miles to the east respectively
- The A35 connects with the A31 via the A3409/A348



# DESCRIPTION

## SHOWROOM

- Micro-rib steel cladding
- Full height glazing
- Sliding glazed loading door
- Tiled floor
- Sliding glazed personnel doors
- Suspended ceiling incorporating spot lighting
- Ceiling height 2.9m
- Male and female WCs
- Carpeted offices
- Flat roof with pv panels

## MAIN WORKSHOP

- Brick/block/micro-rib steel cladding construction
- Steel portal frame
- Insulated steel clad pitched roof incorporating daylight panels
- Internal eaves height 4.5m
- Concrete floor
- Electric sectional up and over loading door: 5m wide x 3.4m high (side elevation)
- Reznor gas warm air heater and LED lights
- Electric sectional up and over loading door: 3.7m wide x 3.4m high (rear elevation)
- Office with tiled floor
- Kitchenette and WCs

## FIRST FLOOR OFFICES

- Carpeted
- Suspended ceiling incorporating recessed lighting
- Central heating
- Double glazed windows
- Kitchenette and Male and female WCs
- Flat roof

## REAR WORKSHOP

- Semi-detached
- Pitched insulated steel clad roof incorporating daylight panels
- Steel portal frame
- Internal eaves height 4.2m
- Brick outer, blockwork inner wall construction
- Roller shutter door: 3.6m wide x 3.75m high
- LED lights
- Gas (capped off)
- EV charging point
- Sloping concrete loading apron
- Personnel door

## EXTERNAL

- 6 car spaces on front forecourt
- Large tarmacadam car-park/yard
- 2 shared accesses from Blandford Road

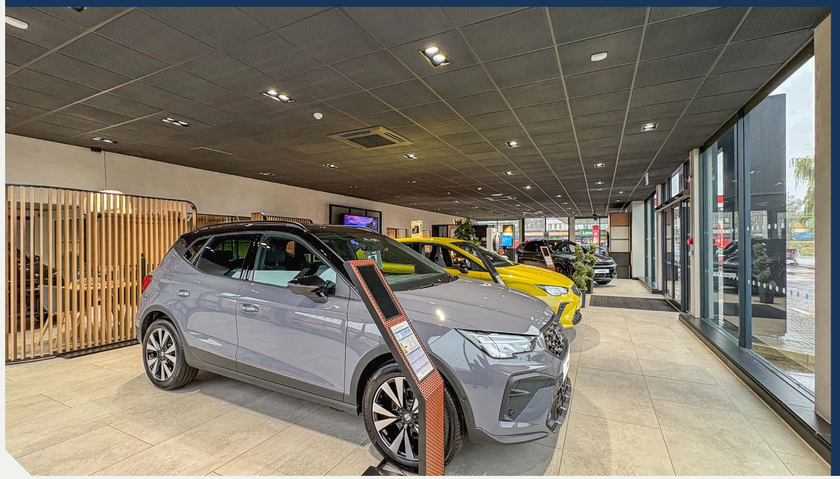
# ACCOMMODATION

| | SQ M | SQ FT |
|---|---|---|
| Ground floor showroom | 219 | 2,362 |
| Ground floor offices | 164 | 1,764 |
| First floor offices | 142 | 1,529 |
| Main workshop | 422 | 4,538 |
| Rear workshop | 262 | 2,821 |
| Total gross internal area approximately | 1,209 | 13,014 |




BOUNDARY LINE
APPROXIMATE
EXIT
ENTRANCE





## SITE AREA

Gross site area 0.731 acres.

## TENURE

Freehold with vacant possession.

## PRICE

£1.95M plus VAT.

## RENT

£149,950 per annum exclusive of business rates, VAT, service charge, insurance premium and utilities and all other outgoings.

## LEASE

A new full repairing and insuring lease is to be granted incorporating rent reviews every 5 years.

## EPC RATING

To be assessed.

## RATEABLE VALUE

£110,000 (from 1.4.26).

## PLANNING

Outline planning permission was granted in 1973 for “Erecting building for use as vehicle repair workshops, car showrooms, offices and use forecourt as (amended plan)”.

## SERVICE CHARGE

A service charge may be payable in respect of the upkeep, management and maintenance of the common parts within the estate. Interested parties are advised to make further enquiries.

## LEGAL COSTS

Each party is 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.

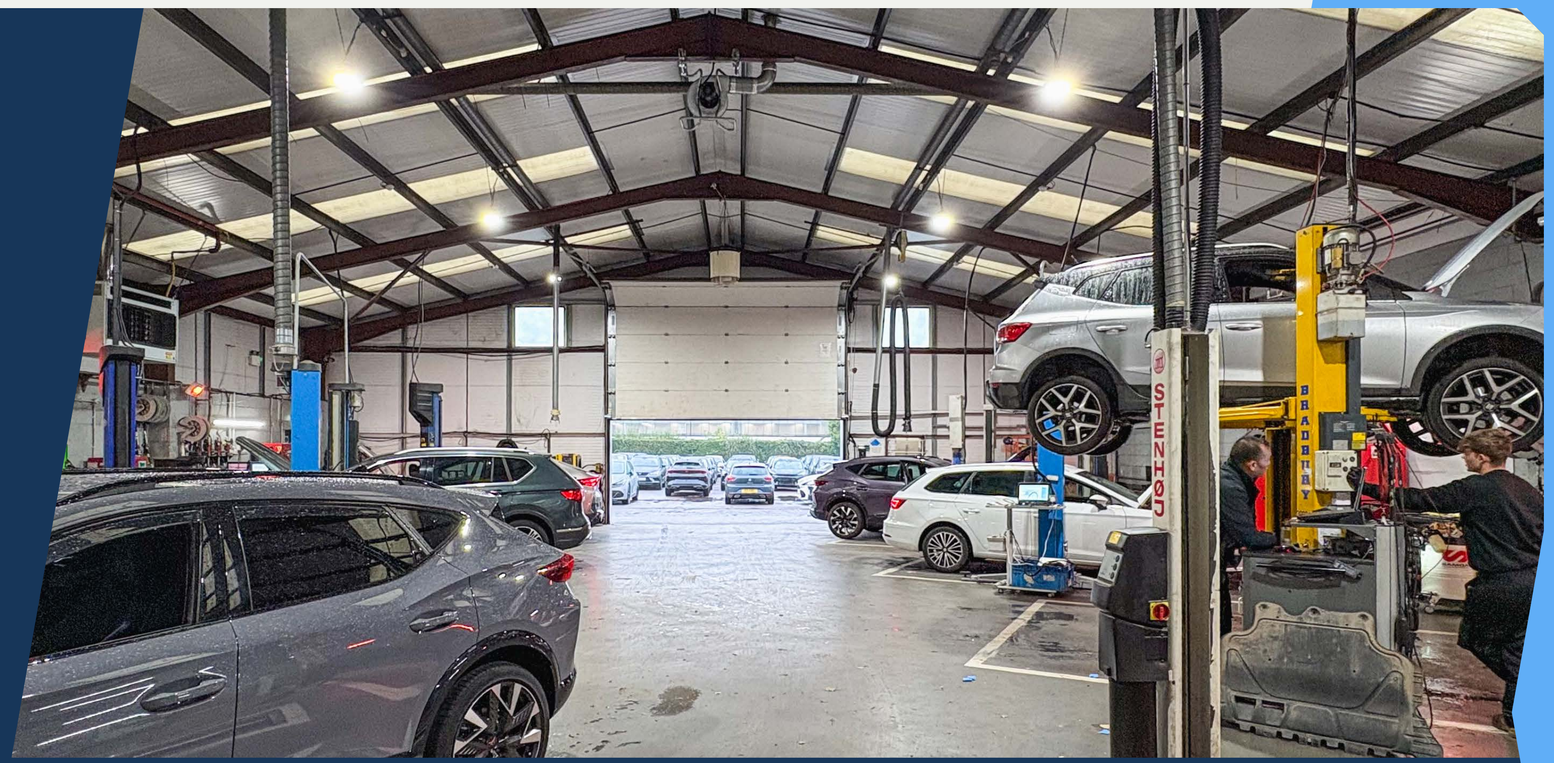
## VIEWINGS

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


goadsby
goadsby.com
01202 550055

Chris Wilson 07968 299407
chris.wilson@goadsby.com

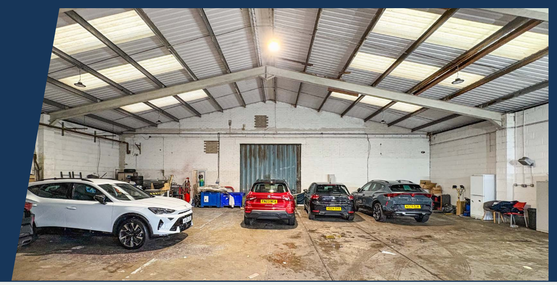
Grant Cormack 07776 217453
grant.cormack@goadsby.com

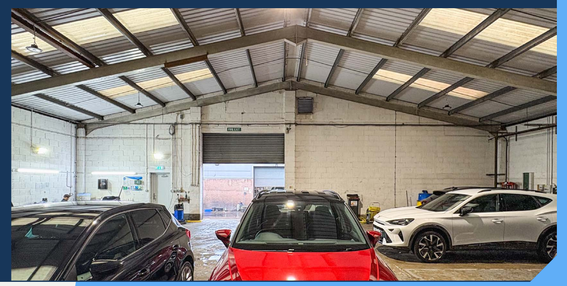














# IMPORTANT

## 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.

## 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.

## FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.