



Waterloo Social Club, 5 Plantation Road, Poole BH17 9LL

This is an interesting opportunity to acquire a freehold plot of land, currently housing the Waterloo Social Club, which has been in existence since around the mid-1940s. We invite offers from interested parties who may wish to use the property as a dance studio or for a similar use, alternatively, pursue a Grant of Planning Permission for a replacement dwelling.

EPC: TBC Council Tax Band: TBC PRICE: £175,000 Freehold







Key Features

- INTERESTING COMMERCIAL OPPORTUNITY FOR A DANCE STUDIO
- DANCE HALL OF APPROX. 41' 6"
- ADJACENT STAGE AREA
- TOILET FACILITIES INCLUDING DISABLED
- CHANGING ROOM/STORAGE AREA
- FULLY FITTED KITCHEN/CATERING ROOM
- FRONTAGE OF APPROX. 30'
- PLOT DEPTH OF APPROX. 95'
- POTENTIAL BUILDING PLOT SUBJECT TO NORMAL CONSENTS BEING OBTAINED

The Property

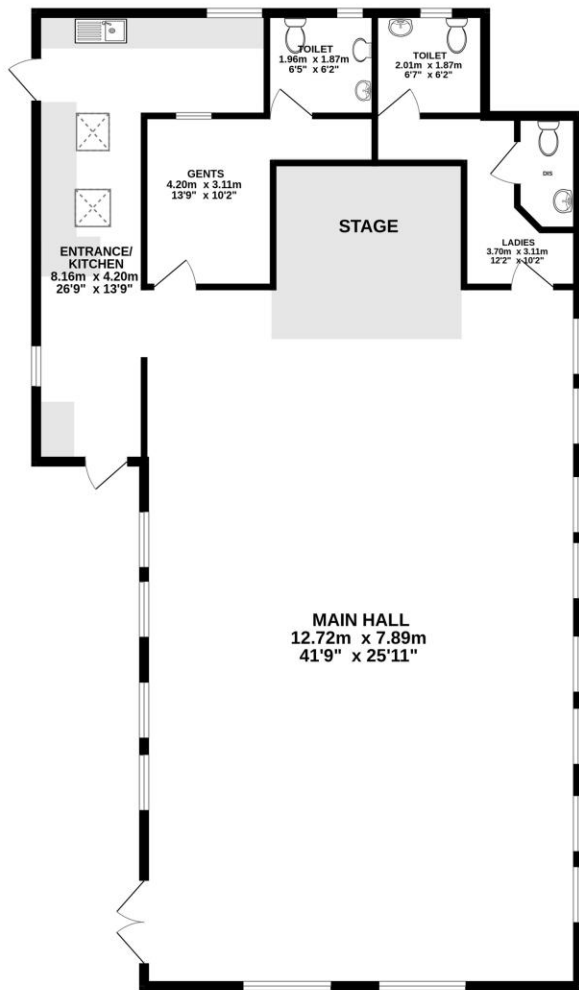
The Waterloo Social Club is located on the fringe of Poole, within easy reach of Broadstone and was started during the second world war by the ladies of the hamlet knitting for the war effort. When the men returned home from the war, they bought an army hut from Blandford and erected it in Plantation Road on land belonging to Lady Wimborne. The building was extended by members of the club to include a kitchen in the early 1950s.

Lady Wimborne benevolently bequeathed the site to the members of the Waterloo Social Club. Since the

1950s the membership has dwindled and the club has developed into a modern sequence dance club. The premises are now used for many varied community activities every week.

Due to the change in peoples' lifestyles, the committee have now decided to sell the club and Freehold site and all viewings can be conducted through us at Wilson Thomas, as the vendors' sole agents.

GROUND FLOOR
152.6 sq.m. (1642 sq.ft.) approx.



TOTAL FLOOR AREA: 152.6 sq.m. (1642 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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