

# FOR SALE FREEHOLD COMMERCIAL PROPERTIES WITH DEVELOPMENT POTENTIAL

386, 386A AND 388 ASHLEY ROAD | PARKSTONE | POOLE | DORSET | BH14 0AA



- Ground floor of Nr. 386 incoming producing
- Upper floors of Nr. 388 and rear property Nr. 386A vacant
- Potential for residential development subject to consents
- Site area of approx. 378.4 sq m / 0.037 hectares / 0.091 acre

## LOCATION

The properties are situated on Ashley Road in Parkstone, next to St John's Church and close to the crossroads with Richmond Road and Churchill Road. Waitrose supermarket is also located on the crossroad junction.

Ashley Road (B3061) is one of the main routes between Poole and Bournemouth and comprises the principle retail/commercial area in Parkstone with residential areas in the immediate surroundings.

The property is located approximately 2.5 miles from Poole town centre, 3.5 miles from Bournemouth town centre and approximately 1 mile from Branksome rail station.

## DESCRIPTION

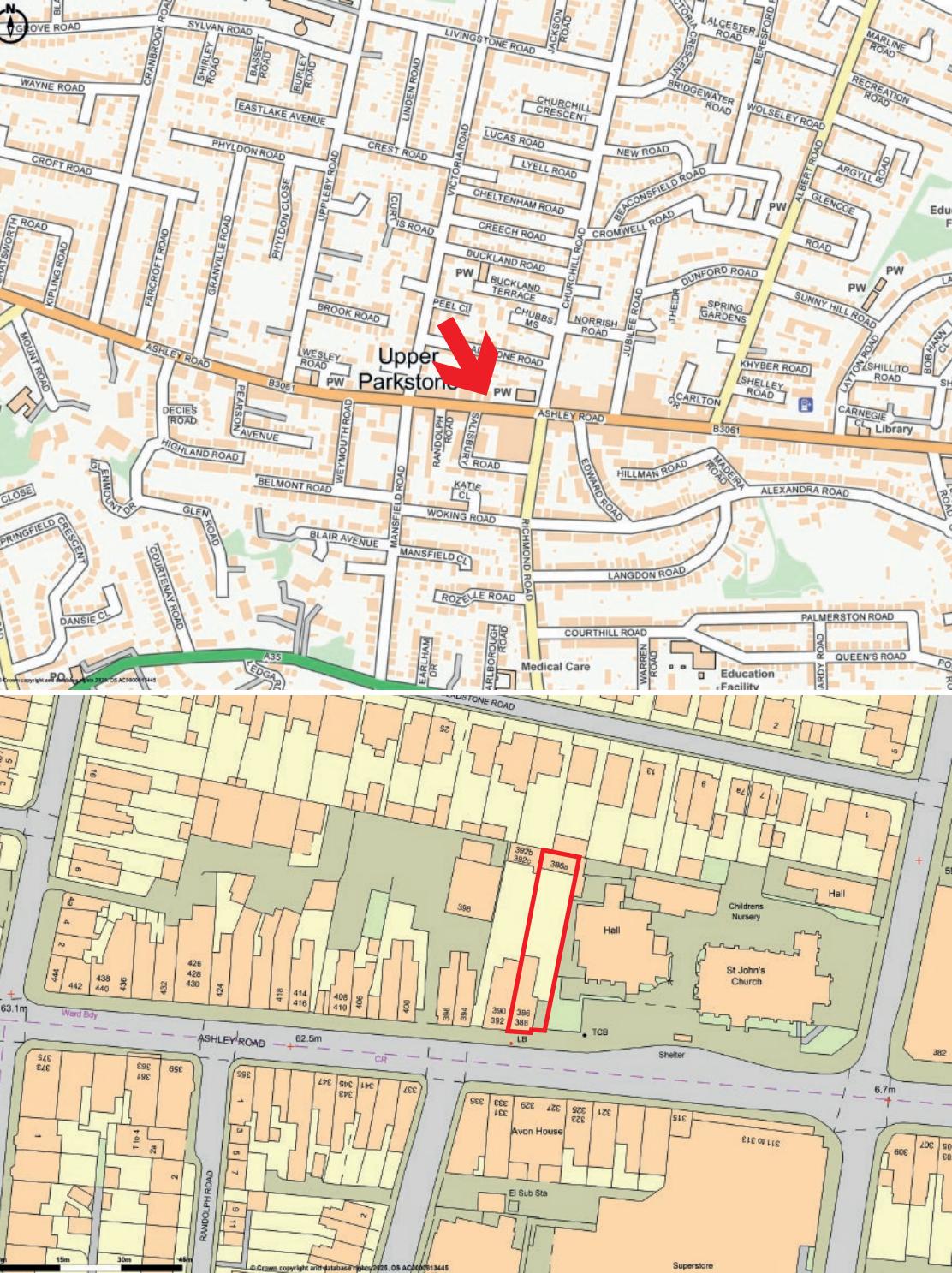
Nrs. 386/388 Ashley Road have prominent frontage to Ashley Road and Nr. 386A is located behind and accessed via a shared driveway.

Nrs. 386/388 Ashley Road comprise a three storey, semi-detached property with brick elevations under a pitched tiled roof. The ground floor is self-contained and operates as a beauty salon. The first and second floors are vacant but have most recently been used as offices and a beauty training centre.

Nr. 386A comprises a two storey, semi-detached property with brick elevations under a pitched tiled roof. The premises are vacant and have most recently been used as offices.

A shared driveway provides access to the parking area between the properties and to Nr. 386A at the rear. There is space to park 8 cars within the parking area.

The properties comprise a total of 201.5 sq m (2,169 sq ft) and occupy a size area of approx: 0.37 hectares (0.091 acres).



## **386 & 388 Ashley Road**

The ground floor is let as a Beauty Salon. The upper floors are accessed via a self-contained, ground floor entrance. The first floor comprises 3 rooms (one of which includes a small kitchen area) together with separate WC's. The second floor comprises 3 rooms although one is very small with limited headroom. The specification includes the following:-

- Modern electric wall mounted heaters
- UPVC double glazed windows
- Plastered ceilings with a mix of lighting
- Carpets

<b>No.</b>	<b>Description</b>	<b>Sq M</b>	<b>Sq Ft</b>
386	Ground Floor	69.8	751
388	First Floor	48.5	522
388	Second Floor	32.3	348
<b>TOTAL</b>		<b>150.6</b>	<b>1,621</b>



## **386A Ashley Road**

The property is self-contained. The ground floor comprises two rooms together with a separate small kitchenette and separate WC. There is one large room on the first floor. The specification includes the following:-

- Modern electric wall mounted heaters
- UPVC double glazed windows
- Suspended ceilings with a mix of lighting
- Carpets

No.	Description	Sq M	Sq Ft
386A	Ground Floor	24.7	266
386A	First Floor	26.2	282
	<b>TOTAL</b>	<b>50.9</b>	<b>548</b>



## TENURE

The property is for sale freehold subject to an existing lease of the ground floor of 386 Ashley Road and vacant possession of the remaining parts.

The ground floor is subject to a lease granted from 12 September 2023 for a term of 9 years at a rent of £10,500 per annum exclusive. The lease contains Tenant break option on 19 July 2025, 29 September 2026 and 29 September 2029. There are also rent reviews on 29 September 2026, 29 September 2029 and 28 September 2032.

## PRICE GUIDE

£360,000 exclusive.

## VAT

The property is not registered for VAT.

## BUSINESS RATES

386 Ashley Road – RV £6,800

388 Ashley Road – RV £8,400

386A Ashley Road – RV £6,700

## ENERGY PERFORMANCE

386 Ashley Road EPC C-58

388 Ashley Road EPC C-68

386A Ashley Road EPC C-74

## VIEWINGS

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

**Jayne Sharman**

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Email: [jayne@sibbettgregory.com](mailto:jayne@sibbettgregory.com)



## 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.

