

## FOR SALE

DETACHED BUSINESS  
PREMISES ON SELF-  
CONTAINED SITE

6 Mannings Heath Road  
Poole  
BH12 4NQ

1,769 sq ft (164 m<sup>2</sup>)  
Approx gross internal area

**PRICE GUIDE £325,000**





**FIRST FLOOR**



**GROUND FLOOR**

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

## LOCATION

The property is situated on a self-contained site fronting and with direct access to Mannings Heath Road close to its junction with the B3068 Ringwood Road which intersects with the B3061 Old Wareham Road connecting to the A3049 Dorset Way dual carriageway.

The property is located approximately 3.5 miles from Poole town centre and approximately 4.5 miles from Bournemouth town centre. Tower Park is close by providing a range of retail, leisure and restaurant facilities.

## DESCRIPTION

The premises face and have direct access to Mannings Heath Road comprising a detached building arranged over ground and first floors on a self-contained site, which is gated and fenced to the side and rear.

Features include:-

- \* Double entrance doors on front elevation
- \* First floor includes open plan office plus separate office/store
- \* Ground floor storage/workshop
- \* WC
- \* Teapoint
- \* There are double doors for loading in the rear elevation
- \* Outside there is a tarmacadam forecourt for approx. 4 cars
- \* The side and rear are gated and fenced providing further parking/loading area

## ACCOMMODATION

Ground floor	Store/WC	1,108 sq ft	103 m <sup>2</sup>
First floor	Offices	661 sq ft	61 m <sup>2</sup>
	<b>Total</b>	<b>1,769 sq ft</b>	<b>164 m<sup>2</sup></b>

Measured on a gross internal basis.

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## PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of BCP Council (Poole) tel. 01202 123 321 in connection with their own proposed use of the property.

## TENURE

The premises are available for sale freehold with vacant possession.

## PRICE GUIDE

**£325,000**

We are advised by the vendor there is no VAT payable.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £13,500 (1<sup>st</sup> April 2023)

## ENERGY PERFORMANCE CERTIFICATE

Assessment - Band E (121)

The full EPC and recommendations report are available on request.

## SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

## ANTI MONEY LAUNDERING REGULATION

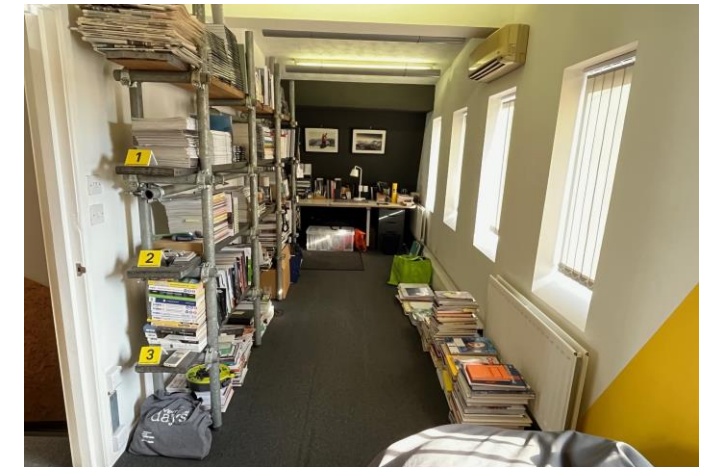
We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

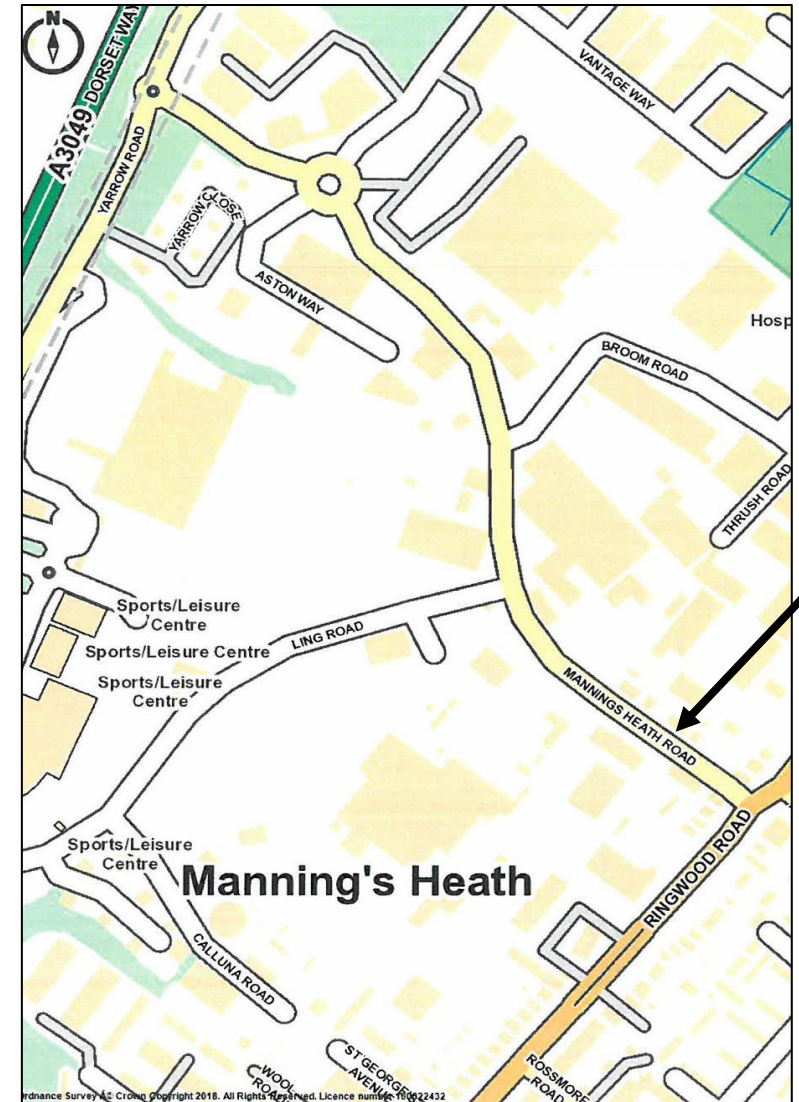


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REAR AREA



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