



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**378/378a ASHLEY ROAD  
PARKSTONE POOLE DORSET BH14 9DQ**



## Shop With Flat Above FOR SALE

- Shop currently let to Prama Care
- Flat vacant
- Current potential income in the region of £22,000 p.a. if shop and flat let at market value

**£295,000  
Freehold**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

The property is located in an established secondary location fronting the busy B3061 Ashley Road in Upper Parkstone. The property is a short distance from the Waitrose Supermarket.

The premises comprise a single fronted lock up shop with flat above. Flat access separate from shop.

## ACCOMMODATION

### Shop:

Ground floor only: 672.33 sq.ft. (62.48 sq.m.)

### Flat:

Kitchen/living room, bathroom/wc, hallway, 2 bedrooms  
Total area: 508.09 sq.ft. (47.22 sq.m.)

RATEABLE VALUE - Shop: £14,346

Flat: Council Tax Band A

From 1<sup>st</sup> April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

## TENURE

The shop is currently let to Prama Care at £14,000 p.a. who have agreed a new lease for a term of two years.

The flat is currently vacant as we understand it could benefit from small improvements in order to meet the EPC standards.

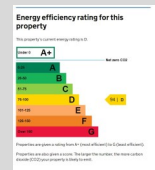
## PRICE

£295,000 freehold

## LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

## EPC Rating for Shop D

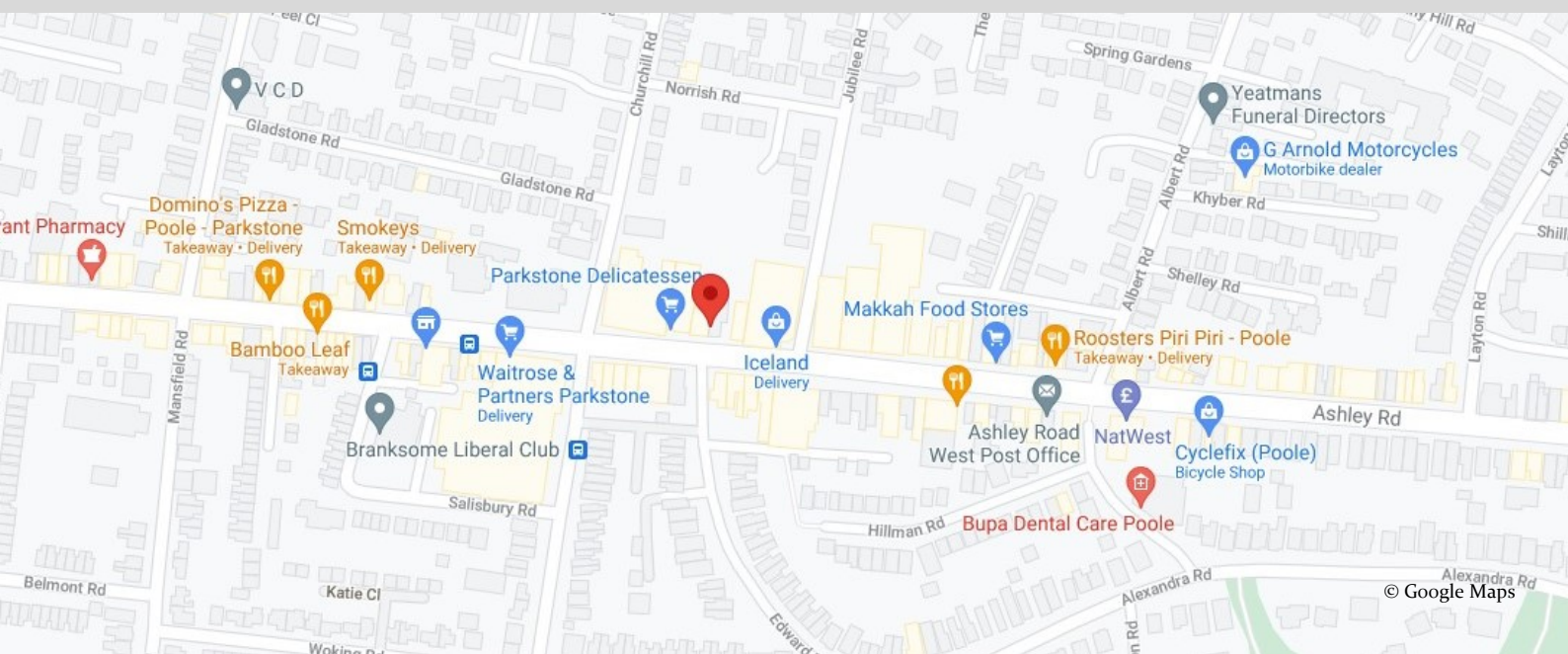


## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, 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.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.