



3983

FOR SALE

**FREEHOLD BUSINESS
& PREMISES**

**PROFITABLE, MODERN
COIN OPERATED LAUNDERETTE
IN BUSY MAIN ROAD LOCATION**

AT

**224-226 ASHLEY ROAD
PARKSTONE
POOLE
BH14 9BY**



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS

Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

www.nettleshipsawyer.co.uk

Location

The premises occupy a good position on this busy main arterial road approximately 1.5 miles from Poole Town Centre. Ashley Road is the main link Road between Bournemouth and Poole centre and enjoys high volume passing trade and is a main bus route.

The business serves the densely populated immediate vicinity.

There is free on street car parking immediately adjacent.

Premises

Laundrette

Internal Width	20' 7"
Depth	18' 3"
Net floor area	376 sq ft
Equipped with 6 x IPSO 16lb washers, 1 x IPSO 36lb washer, 6 ADC gas dryers and CCTV	

Rear Store

With gas water heater and water storage tank

Cloakroom/WC

Outside - car park



The business

Established for over 15 years. The business does not currently operate any service wash or other laundry service and has huge potential to increase the business in this direction.

This launderette is owner supervised with one part time cleaner. Trading hours are currently 7am – 8pm, 7 days per week. Turnover (on limited DIY washes only) – approx. £35,000. Full accounts will be made available to genuine interested parties.

Price

£159,950 for the freehold of the property, fixtures, fittings and equipment.

NB. The two flats over are sold off on 125 year leases at nominal ground rents.

Rates

To be confirmed.

Viewing

Strictly by appointment through Agents

Nettleship Sawyer
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IDENTIFICATION

Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

Energy Performance Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.

Awaiting Details