

## FOR SALE

**Freehold Property of 2 shops  
(one currently a café) with  
2 bedroom flat over  
At**

**351 Blandford Road  
Hamworthy  
POOLE BH15 4HP**

- Prominent corner location on busy main thoroughfare at junction with Lake Road
- Commercial – 2 self-contained shop/office units 432 sq ft and 223 sq ft
- Spacious modern self-contained 2 bed flat over
- On site parking and garage
- Freehold with full vacant possession
- Price - £449,950



## LOCATION

The property is situated in a highly visible corner location at the junction of Lake Road, a short walk from Lake Beach and commercially serving the densely populated immediate vicinity with its good mix of affluent private housing.

Poole Town Centre is approximately 1.5 miles away and Blandford Road is a main bus route.

There is a good mix of other commercial uses within the vicinity including a Premier Convenience Store and Boots Pharmacy opposite.

## ACCOMMODATION

### Left Hand Shop

**Internal Width** 27' 3" max  
10' 10" min

**Depth** 27' 2" max

**Net floor area** 432 sq ft

### Rear Stockroom

### Kitchenette

### Cloakroom/WC

### Right Hand Shop (café)

**Internal Width** 19' 5" max

**Depth** 11' 6" max

**Net floor area** 223 sq ft

**Prep/Store** 60 sq ft

### Disabled Cloakroom/WC

## First Floor

### Flat

**Accessed from own front door to left of property.**

**Attributes include:**

- \* Carpeted throughout
- \* Fully fitted kitchen
- \* Full gas central heating
- \* UPVC doubled glazed throughout
- \* Window shutters

**Lounge** 15' 8" x 13' 5"

**Bedroom 1** 11' 5" x 13' 5"

### Kitchen

With fitted worktops, cupboards over and under, fitted washing machine, dishwasher, fitted electric cooker and oven, Viessmann gas boiler, stainless steel single drainer sink unit and breakfast bar.

**Bedroom 2** 11' 5" x 13' 8"

**Bathroom/WC** 8' 1" x 7' 5"

Heated towel rail and fitted suite

### Outside

**Garage (with power)** 7' 5" x 25' 3"

### Courtyard Garden

South facing and private

## Parking

For 2/3 cars

## PRICE

**£449,950** freehold with full vacant possession

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

**Rateable Value:**

**Left hand shop - £10,750**

**R/hand shop - £7,600**

**Small Business Rate Relief will apply(subject to status)**

**Flat – Band B**

## ENERGY PERFORMANCE CERTIFICATE

Assessment:  
Shop Band C  
Rating Flat - Commissioned

The full EPC and recommendations report are available on request.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through Sole Agents:-

**Contact – Stephen Chiari**

[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk) / 01202 550245



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