NETTLESHIP SAWYER | Chartered Surveyors
Commercial Property Consultants

FREEHOLD FOR SALE STORE AND OFFICE

3 Scotter Road
Pokesdown
Bournemouth
BH7 6LY

- Adjacent Pokesdown Railway Station and A35 Christchurch Road (main arterial road)
- Two storey end terrace property
- Steel roller shutter door
- Ground floor store – 1,260 sq ft
  3.4m to eaves
  First floor office – 660 sq ft
- Well presented
- Class E use
- Freehold price - £239,950



01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The property is situated in a predominantly residential area, a few yards from Pokesdown Railway Station and the main A35 Christchurch Road, a main arterial road to the east of the Bournemouth, Christchurch, Poole conurbation.

The immediate vicinity of Pokesdown, Boscombe, Boscombe East and Southbourne is closely populated and within 100 yards there is a Tesco Express and Protyre.

Christchurch Road also offers a comprehensive bus network.

PRICE

£239,950 Freehold with full vacant possession

BUSINESS RATES (source: www.voa.gov.uk)

Rateable values (From 1st April 2026)

Ground floor	**£13,000**
First floor	**£ 8,900**

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band E (123)



ACCOMMODATION

With:-

- **3 phase electricity**
- **Steel roller shutter loading door and personnel door**
- **Electric wall heaters**
- **3.4m eaves height to part ground floor**
- **UPVC double glazing throughout**
- **Cloakroom and kitchenette**

Open plan office to first floor

Ground floor	**1,260 sq ft**
First floor	**660 sq ft**

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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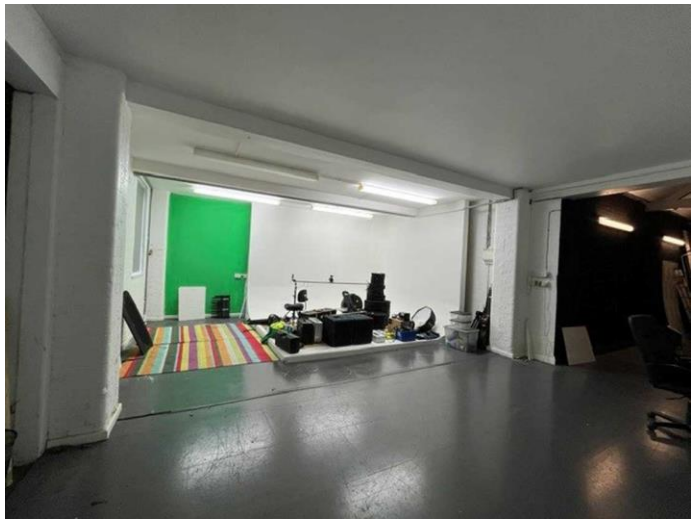
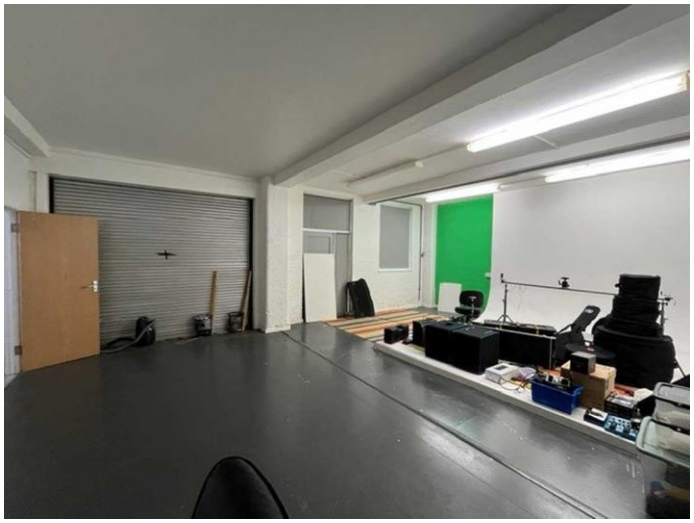
THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED 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.









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