



HEARNES

WHERE SERVICE COUNTS

3-5 Strand Street, Poole, Dorset, BH15 1SB

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FREEHOLD PRICE £650,000

A truly unique gem! Built 200 years ago as a public house the property has had many uses over the years. More recently it has been used as Engineering Offices, however, offers huge potential and set in a rather unique location, a stone's throw from the harbour. A special opportunity to acquire a detached 2 bedroom cottage with attached commercial office space above, separate workshop with shower room and large cellar. Approaching 3000 total square feet with parking for several vehicles or boats within the carport which is a rarity for the area. The property boasts incredible space, versatility, character and only a stone throw away from Poole Quay and has a plethora of different options for potential business opportunities or development (subject to relevant permission). The property is offered with no forward chain.

- Over 200 year old 2 bedroom cottage with separate office space and large carport for several vehicles and storage.
- Huge commercial potential being in a very close proximity to Poole Quay, having 1 large office space, kitchen, 2 separate loos and conference room with shower room.
- Large courtyard with detached outbuilding. One part being workshop, and the other a shower room with 2 toilets.
- Character features throughout such as sash windows and polished wooden flooring.
- Good size cellar.
- A short stroll to Poole Quay.
- Oil heating throughout.
- The property can be offered with no forward chain!

Poole Quay is a hub of local entertainment, hosting regular events and boat excursions to Brownsea Island, Swanage and Wareham, it is also the perfect place to look at the beautiful boats and the hive of activity on the water which offers a constantly changing outlook. Poole Train station is ½ a mile away which offers a current travelling time of 2 hours to London. The property is tucked away out of sight in a quiet spot of Old Town Poole.

COUNCIL TAX BAND: B

EPC RATE: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

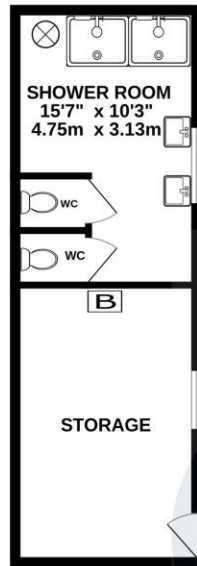




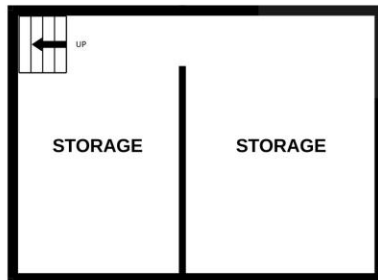
TOTAL FLOOR AREA : 2549 sq.ft. (236.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

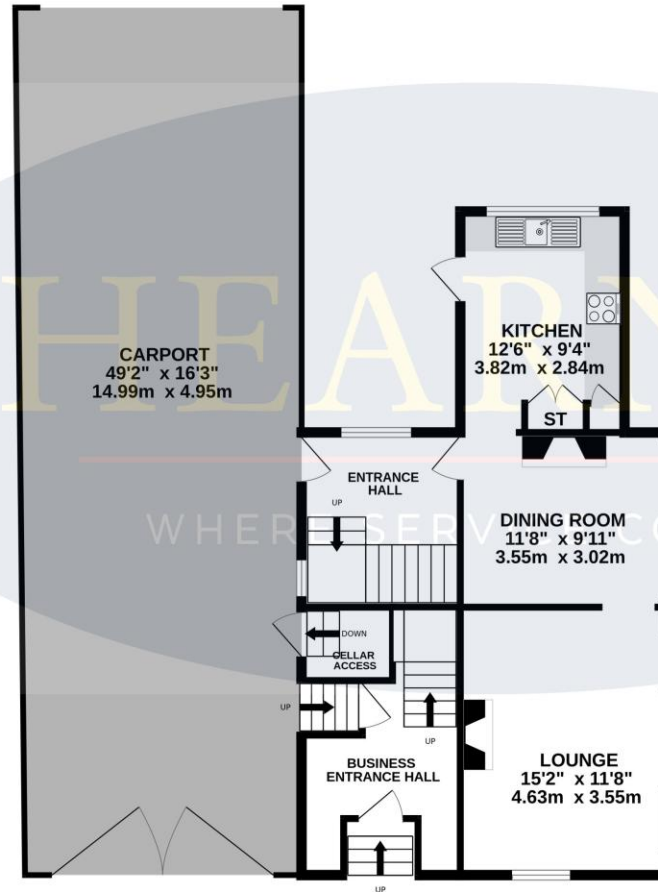
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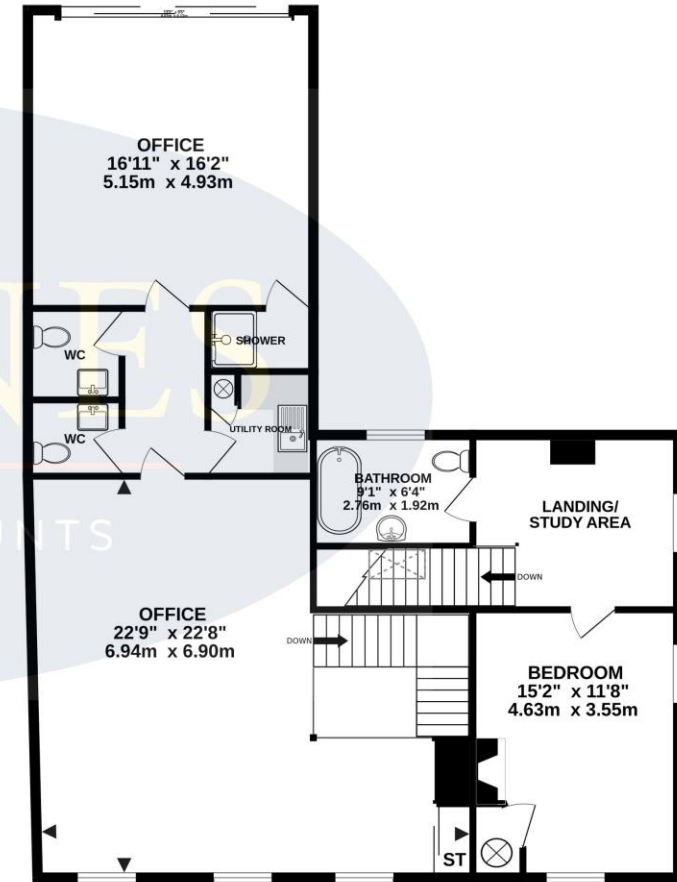
NOT LOCATED IN EXACT POSITION
321 sq.ft. (29.9 sq.m.) approx.



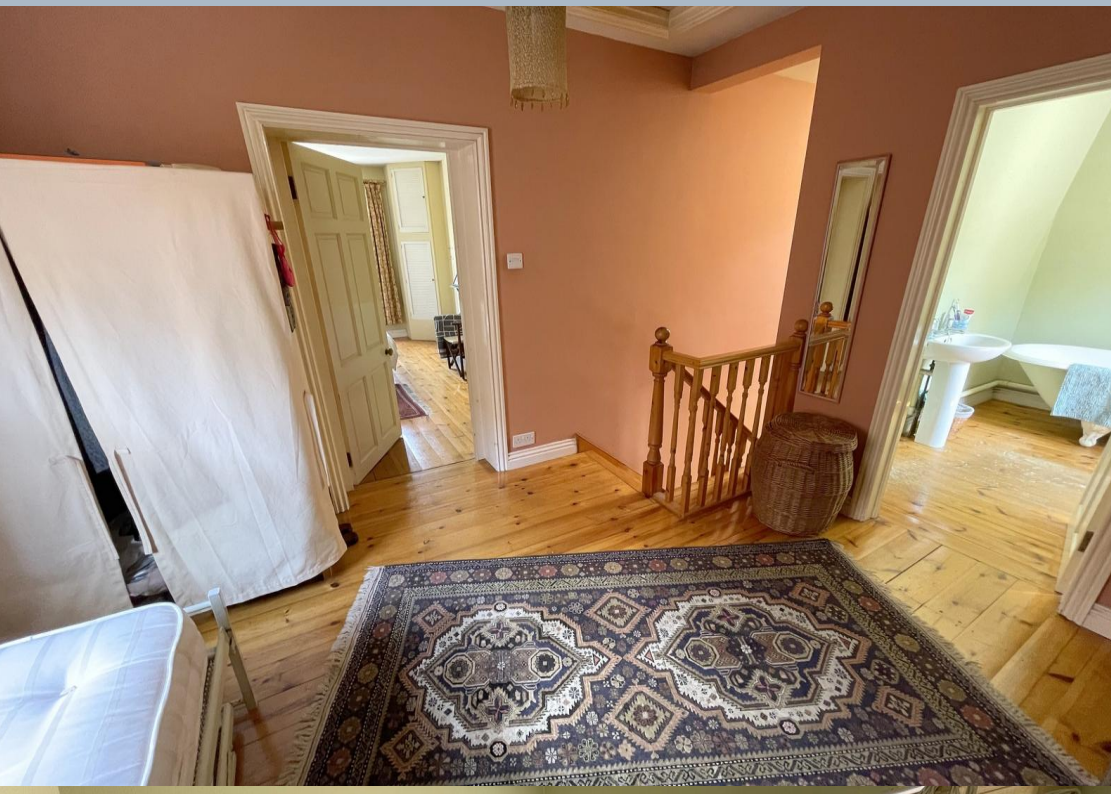
BASEMENT
316 sq.ft. (29.3 sq.m.) approx.



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
1292 sq.ft. (120.1 sq.m.) approx.





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www.hearnes.com

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