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Sensatey
Beauty Salon

The School Shop

Guide Price

£330,000

Freehold

PARK WAY, WEST MOORS, FERNDOWN BH22 0HL



- ◆ IMMEDIATE RETURN ON INVESTMENT
- ◆ FREEHOLD INVESTMENT
- ◆ MIXED USE BUILDING
- ◆ TWO BEDROOM APARTMENT

A rare opportunity to acquire this mixed-use freehold investment in the heart of West Moors.

Description

An end of terrace mixed-use building that comprises a two bedroom first floor apartment and a ground floor retail unit. There are two car parking spaces allocated with this property.

Accommodation

The retail unit offers a retail space, private consultation room, laboratory area and cloakroom. The residential apartment offers an open plan living space, two bedrooms and a family bathroom.

Location

West Moors is a village on the northern fringe of the Poole-Bournemouth conurbation, just outside the larger settlements of Ferndown and Verwood. There are two first schools, one middle school, two youth clubs; including the West Moors Scout Group, and a skatepark. There are various local shops and two pubs. There is also the West Moors Social Club and Moors Valley Country Park is just outside the parish boundary (3 miles from the village) which is easily accessible from the Castleman Trailway - the Southampton to Dorchester old railway line, now converted into a walk/cycle/bridleway. The village's sports facilities include two football pitches (Fryers Playing Field). The tennis courts have recently been refurbished into an artificial floodlit grass football facility and a multi-use area that can be used as two tennis courts (tarmacadam surface) or other sports. There is also a playpark on Fryer's field and on the other side of the village (Shaftesbury Road) there is another slightly smaller play park.

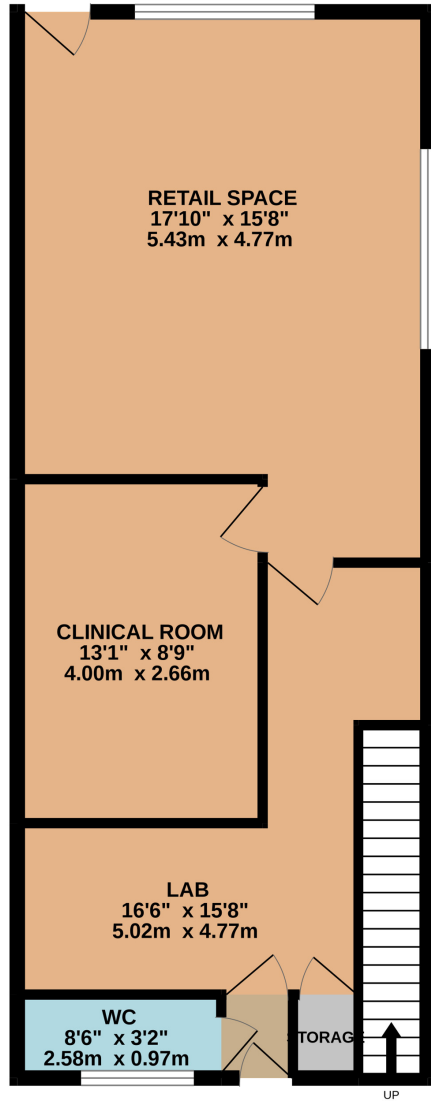
Investment Particulars:

The Ground Floor commercial premises is currently let on six year lease which expires in September 2027 and is achieving £7,250 per annum paid quarterly.

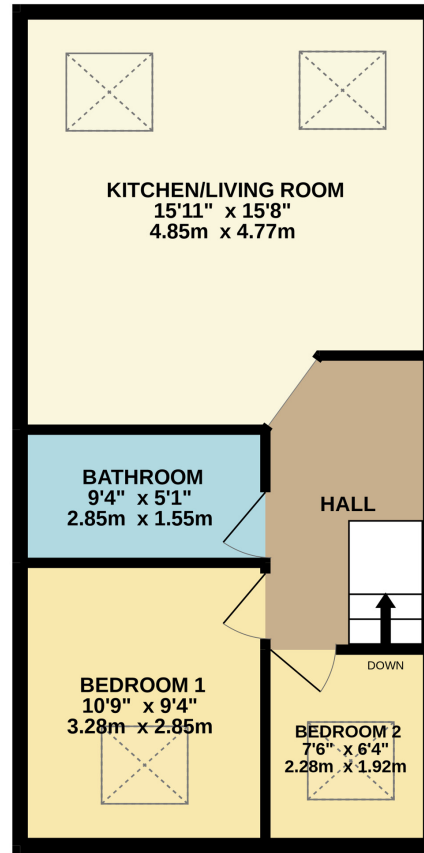
The First Floor Apartment is currently let on a twelve month AST from April 2022 @ £725 per calendar month.



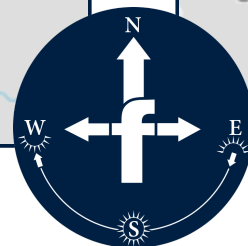
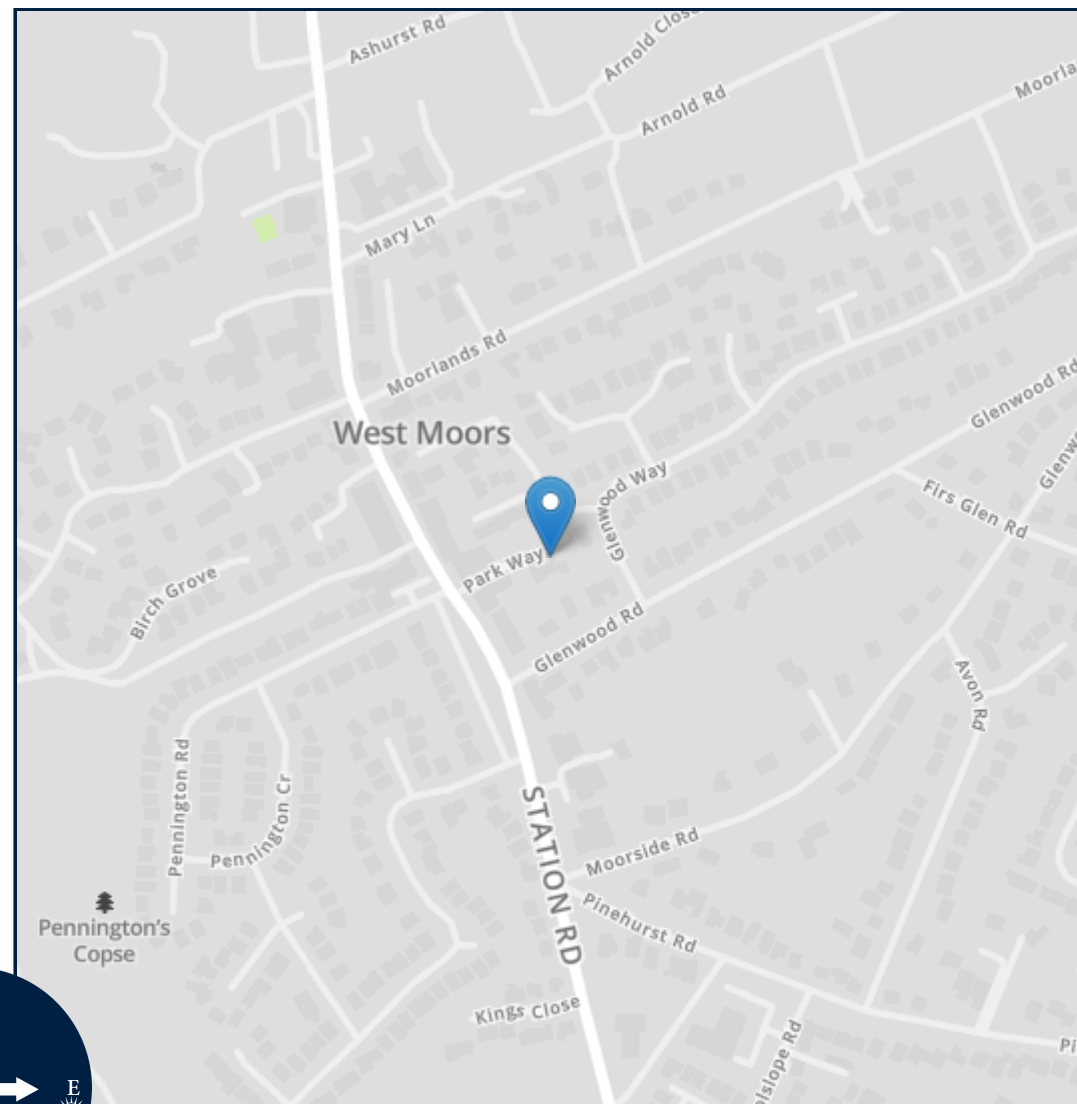
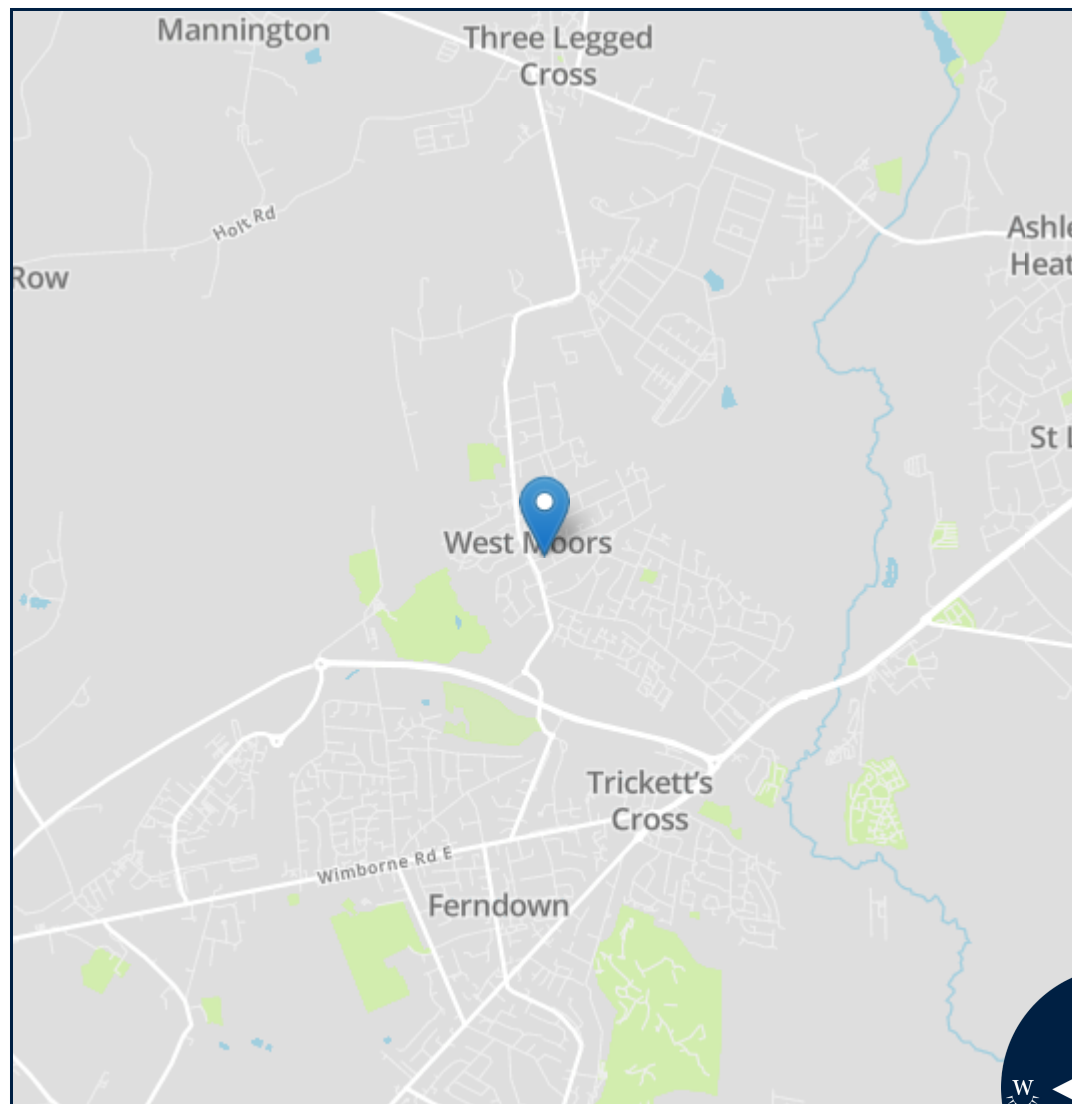
GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| A (92-100) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| | 70 |
| | 41 |

England, Scotland & Wales

EU Directive 2002/91/EC



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