

Lot 56, 8A Milburn Road, Bournemouth, Dorset BH4 9HJ

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Freehold Development Opportunity

www.acuitus.co.uk

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Property Information

Freehold Development Opportunity

- Development opportunity for change of use from offices to 2 x residential apartments
- 2 storey office building
- Current approximate floor area of 113.60 sq m (1,222 sq ft)
- Located near to Poole Road and Wessex Way (A338)
- Nearby occupiers include M&S, Starbucks, Iceland, Subway, HSBC and Boots

Lot

56

Auction

21st September 2023

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

Location

Miles

1 mile west of Bournemouth, 3 miles east of Poole

Roads

A338, A35

Rail

Parkstone Railway Station, Bournemouth Railway Station

Air

Bournemouth Airport

Situation

The property is located on Milburn Road, running parallel to Poole Road, a busy retailing thoroughfare and Wessex Way (A338), a busy arterial route connecting Bournemouth to Poole. Occupiers on Poole Road include M&S, Starbucks, Iceland, Subway, HSBC and Boots.

Tenure

Freehold.

Description

The property currently comprises a two storey building of approximately 113.60 sq m (1,222 sq ft) and benefits from prior approval for change of use to two flats.

VAT

VAT is not applicable to this lot.

Planning

Prior approval has been granted on 07/06/2023 by BCP Council under planning reference 7-2023-23956-H for the change of use of offices (Class E) to 2 flats (Class C3) (www.planning.bournemouth.gov.uk).

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground First	Office Office	54.30 59.30	(548) (638)	VACANT POSSESSION
Total Approximate Floor Area		113.60	(1,222)	

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September 2020