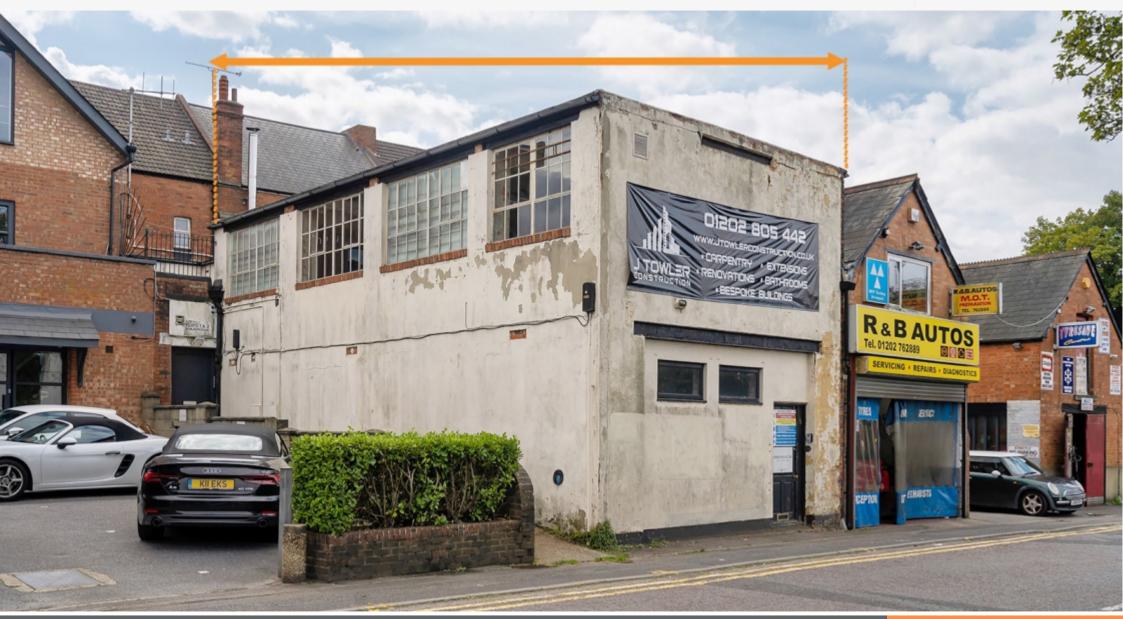
For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)





Freehold Development Opportunity

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Property Information

Freehold Development Opportunity		Location	Description
 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 		Miles1 mile west of Bournemouth, 3 miles east of PooleRoadsA338, A35RailParkstone Railway Station, Bournemouth Railway StationAirBournemouth AirportSituation	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.
Lot 56	Auction 21st September 2023	The property is located on Milburn Road, running parallel to Poole Road, a busy	Planning
Vacant Possession	Status Available	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.	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).
Sector Development	Auction Venue Live Streamed Auction	Tenure Freehold.	Completion Period

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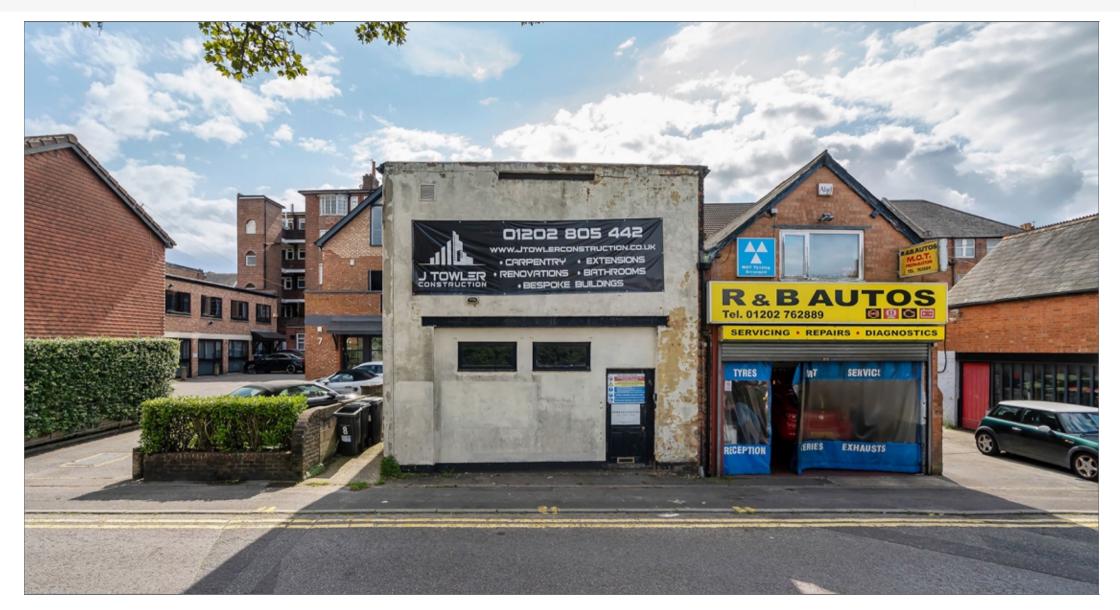
Tenancy & Accommodation

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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Contacts

Acuitus

Seller's Solicitors

Jon Skerry +44 (0)20 7034 4863 +44 (0)7736 300 594 jon.skerry@acuitus.co.uk

Alexander Auterac +44 (0)20 7034 4859 +44 (0)7713 135 034 alexander.auterac@acuitus.co.uk Collins Benson Goldhill LLP 26/28 Great Portland Street London W1W 8QT

Sammi Hsu 020 7436 5151 <u>sh@cbglaw.co.uk</u>

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Freehold Development Opportunity