

Lot 23, 378/378a Ashley Road, Parkstone, Poole,

Dorset BH14 9DQ

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Shop let to Pramacare until August 2028 (subject to option)
- Vacant separately accessed 2 bed flat on the first floor
- Tenant in occupation since 2012
- Affluent suburb of Poole and Bournemouth
- Nearby occupiers along Ashley Road include Waitrose, Iceland, Savers, Greggs, Scope, Age UK and BHF
- VAT-Free Investment

Lot

23

Auction

27th March 2025

Rent

£14,405 per Annum Exclusive

Status

Available

Sector

High Street Retail, Residential

Auction Venue

Live Streamed Auction

Location

Miles

2 miles north east of Poole Town Centre, 2.5 miles north west of Bournemouth Town Centre

Roads

B3061, A35, A338

Rail

Parkstone Railway Station

Air

Bournemouth International Airport

Situation

The property is situated in the popular suburb of Parkstone on the northern side of Ashley Road (B3061), the main arterial route into Poole. Nearby occupiers along Ashley Road include Waitrose, Iceland, Savers, Greggs, Scope, Age UK and BHF.

Tenure

Freehold.

Description

The property comprises a ground floor shop together with a separately accessed 2 bedroom flat on the first floor.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

To be confirmed

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq. m. (1)	Floor Areas Approx (sq. ft.) (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	76.30	(821)	PRAMACARE (2)	5 years from 20/08/2023 until 19/08/2028 (3)	£14,405	20/08/2025
First	Residential 2 Bed Flat	47.22	(508)	VACANT POSSESSION			
Total Approximate Floor Area		123.52	(1,329)			£14,405	

(1) Pramacare (CN: 801967) is a Home Care charity dedicated to providing exceptional services to people who wish to remain at home.

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(3) The lease is subject to a mutual break option on 20/08/2026, subject to three months prior notice.

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2024