

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## MIXED USE CONVERSION OPPORTUNITY

### SUBSTANTIAL PREMISES OF CHARACTER

### FOR SALE

*78-82 CHRISTCHURCH ROAD, RINGWOOD. BH24 1DR*

**LOCATION** These three adjoining properties form part of a small terrace fronting the B3347 road to Christchurch on the southern edge of the Town Centre. The A31 dual carriageway at Ringwood provides vehicular access to Bournemouth and Poole to the west and Southampton with the motorway link to London, in the east.

**DESCRIPTION** These premises are currently interconnected over three floors.

There are numerous period features including some natural brick walls with exposed beams and two large natural brick feature fire places all providing much character. We understand that numbers 80 and 82 are Grade II listed.

Currently, the building has electric convector panel heating fitted Toilets and kitchenette facilities throughout.



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**ACCOMMODATION**      **No. 78 – 80** has approx. ground floor area 54.72m<sup>2</sup> (589 ft<sup>2</sup>). First and second floor has 6 rooms plus access and facilities

**No. 82** – this area over three floors 99.15m<sup>2</sup> (1,078 ft<sup>2</sup>)

**PLANNING**                      Planning permission, anticipated close to being granted for the conversion of 78-80 to provide a two bedroom dwelling and number 82 into a one bedroom dwelling over the three floors. The ground floor of 78-80 to be retained for commercial use.

Further details can be found on the New Forest District Council website for planning with reference 24/10739 and this application is for full planning permission.

The current vendor will be responsible for discharging the CIL payment.

**PRICE**                              £350,000 for the freehold with full vacant permission.

**VALUE ADDED TAX**          V.A.T. is not applicable in this instance.

**VIEWING**                        By confirmed appointment only please through the Agents, who hold a key.





