



**Lambert
Smith
Hampton**

023 8033 0041
www.lsh.co.uk

For Sale

Industrial

Freehold sale for existing use or alternative use (STPP)

9 Castle Road, Winton, Bournemouth BH9 1PQ



- 29,278 Sq Ft (2,720 Sq M)
- Site of approx. 1.09 acre
- Close proximity to university campuses
- Potential for commercial, residential or mixed use



Lambert Smith Hampton

3rd Floor, Enterprise House, Ocean Way, Southampton SO14 3XB T +44 (0)23 8033 0041

9 Castle Road, Winton, Bournemouth BH9 1PQ

Location

9 Castle Road is located approximately 2 miles from Bournemouth City Centre and waterfront. The site is located within close proximity to both the Arts University of Bournemouth and Bournemouth University Talbot Campus.

The site occupies a corner plot fronting Castle Road and Denmark Road, with primary vehicle access from Denmark Road. It is located within a secondary residential area and therefore well placed for residential redevelopment.

Description

We understand the building comprises part single, two and three storey with a range of extensions over the years.

Externally the remainder of the site is open ground used for vehicular circulation and additional car parking, access for larger commercial vehicles appears to be relatively restricted owing to turning areas on to Denmark Road. There are no trees within the site that would impact on any proposed development that will need to move to enable implementation.

- Rare freehold opportunity
- Potential for commercial, residential or mixed use
- Site of approx 1.09 acre
- Close proximity to university campuses

Accommodation

The current building has an approximate gross internal area of 29,278 sq ft (2,720 sq m).

The approximate total site area is circa 1.09 acres (0.44 hectares).

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

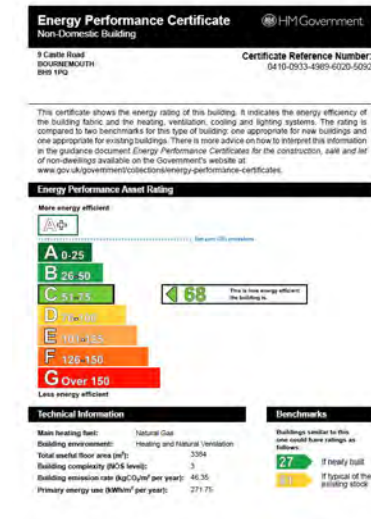
Rateable Value - £56,000 (effective 1 April 2017)
Rating Assessment Source - www.voa.gov.uk
Uniform Business Rate is 47.9p (2017/2018).

Any intending purchaser must satisfy themselves as to the accuracy of this information. We have not investigated whether the property is subject to any transitional relief or phasing and are unable to comment in this respect.

Terms

Offers are invited for the premises on a freehold basis in its current condition, subject to vacant possession to include removal of plant and machinery.

EPC



Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Adrian Whitfield
Lambert Smith Hampton
023 8071 3073
awhitfield@lsh.co.uk

Andy Gibbs
Lambert Smith Hampton
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9 Castle Road, Winton, Bournemouth BH9 1PQ

Rear Yard



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Site plan (for indicative purposes only)

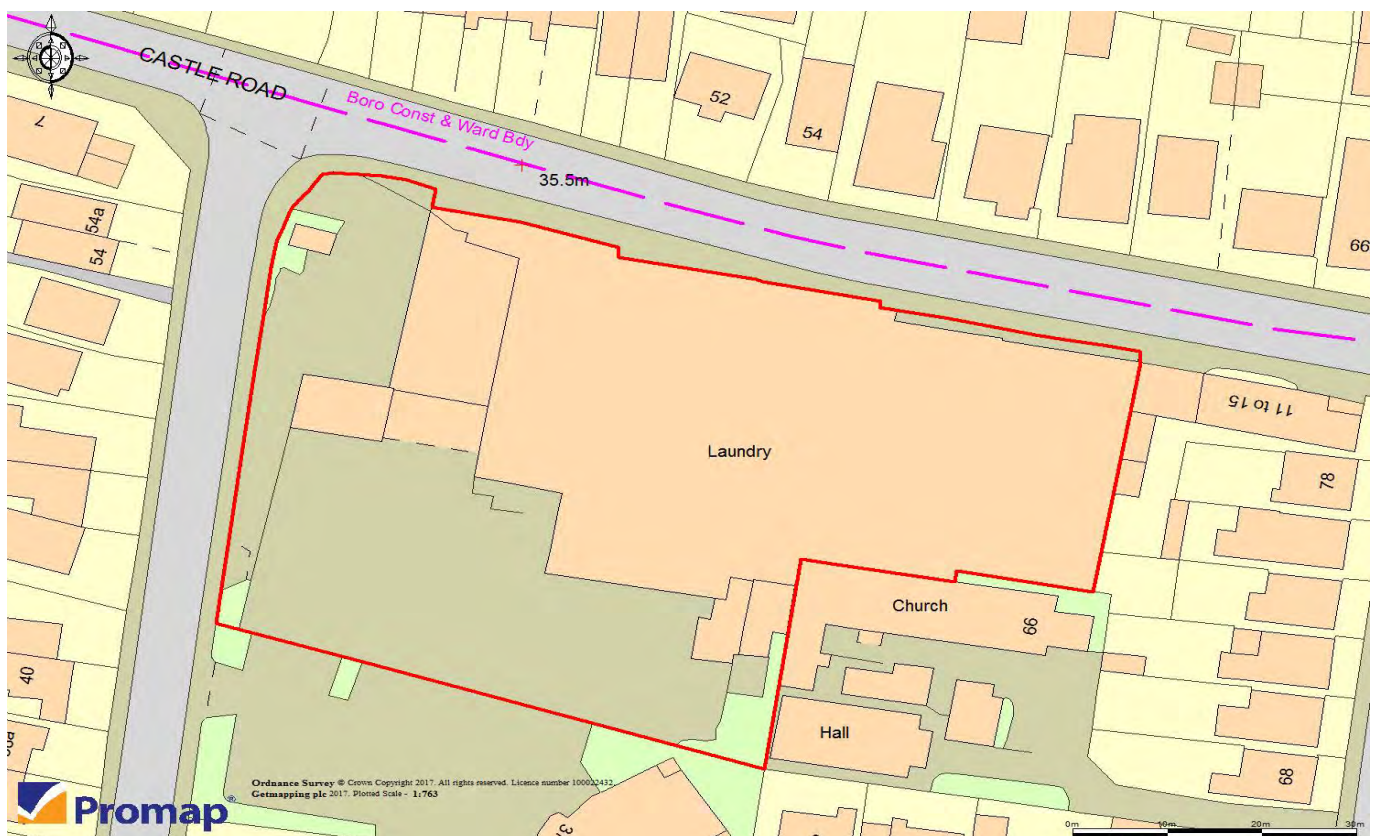


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Location

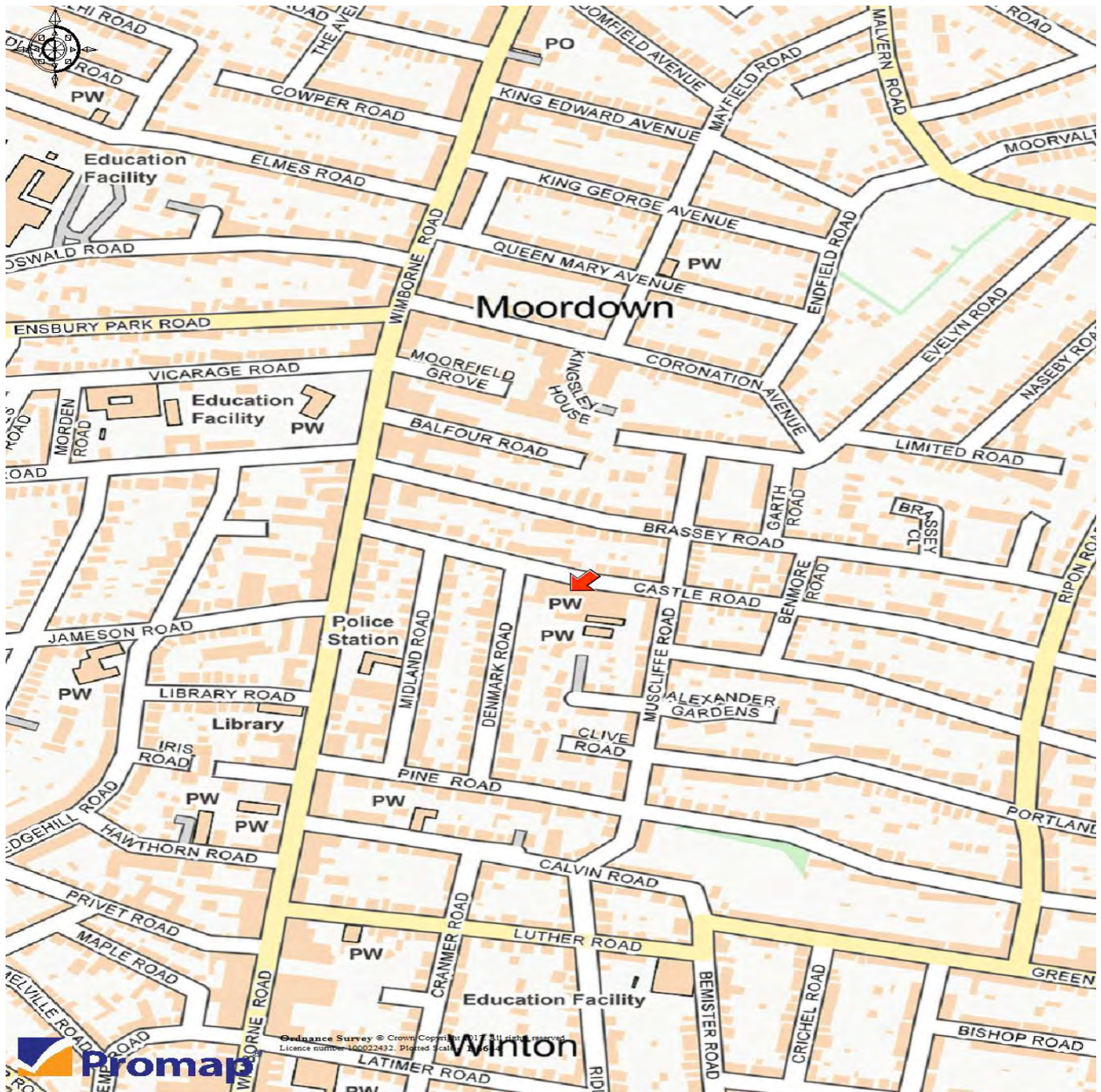


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