



CREATIVE GALLERY, ST. JOHN'S HILL, WAREHAM
£250,000 FREEHOLD

This is a rare opportunity to acquire freehold retail premises situated in a fine trading position in the main shopping thoroughfare of Wareham. It is within the Conservation Area, close to the stone Quay, with excellent parking and customer facilities nearby. The premises could be converted to residential, subject to planning consent.

Wareham is an attractive and popular market town and is often described as the “Gateway to the Isle of Purbeck”. It has a wide range of shops and amenities and benefits from mainline railway station which connects to London Waterloo (approx 2 hours).

ACCOMMODATION

Ground Floor
Front Gallery double fronted display window, 7.1m x 5.09m (23’4” x 16’8”).
Rear Gallery 4.51m x 3.92m (14’9” x 2’10”).
Office 3.8m x 2.05m (12’6” x 6’9”).
Kitchen and separate WC.

First floor
Workshop Area (6.99m x 4.64m (*22’11” x 15’3”

CONSTRUCTION

The building is part of a terrace and is constructed or brick under a pitched roof covered with tiles.

SERVICES

Mains water, drainage and electricity.

RATEABLE VALUE

£6500. Rates Payable 2023/24 £3,243.50. If eligible, with Small Business Rates Relief this would be reduced to Nil.

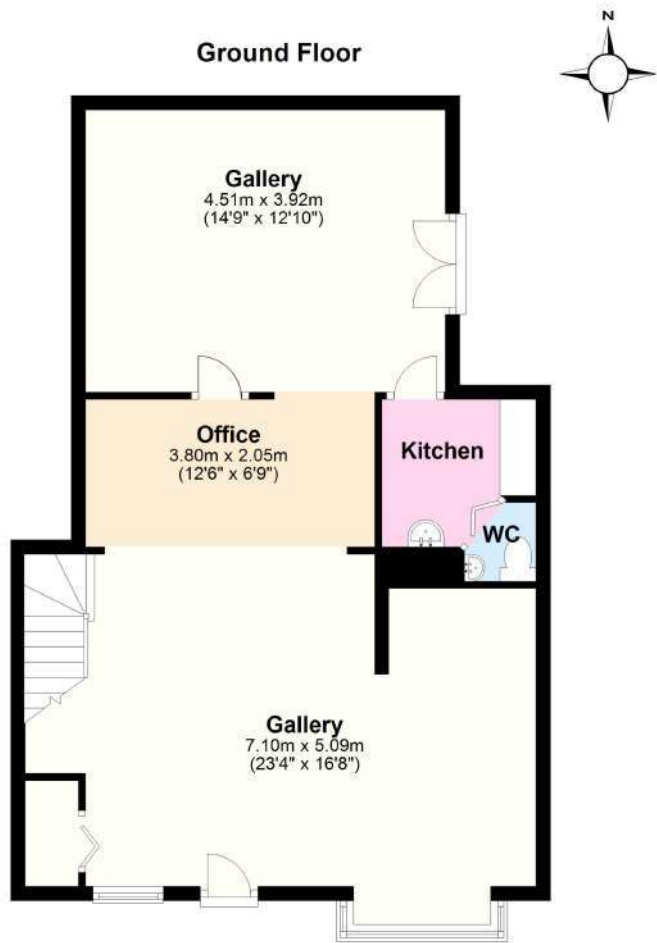
VIEWINGS

Viewings strictly by appointment with the Sole Agents, Corbens 01929 422284. Please note the postcode for this property is **BH20 4NB**.

Property Reference WAR1880



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



Total Approximate Floor Area 90m² (969 sq ft)



