



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

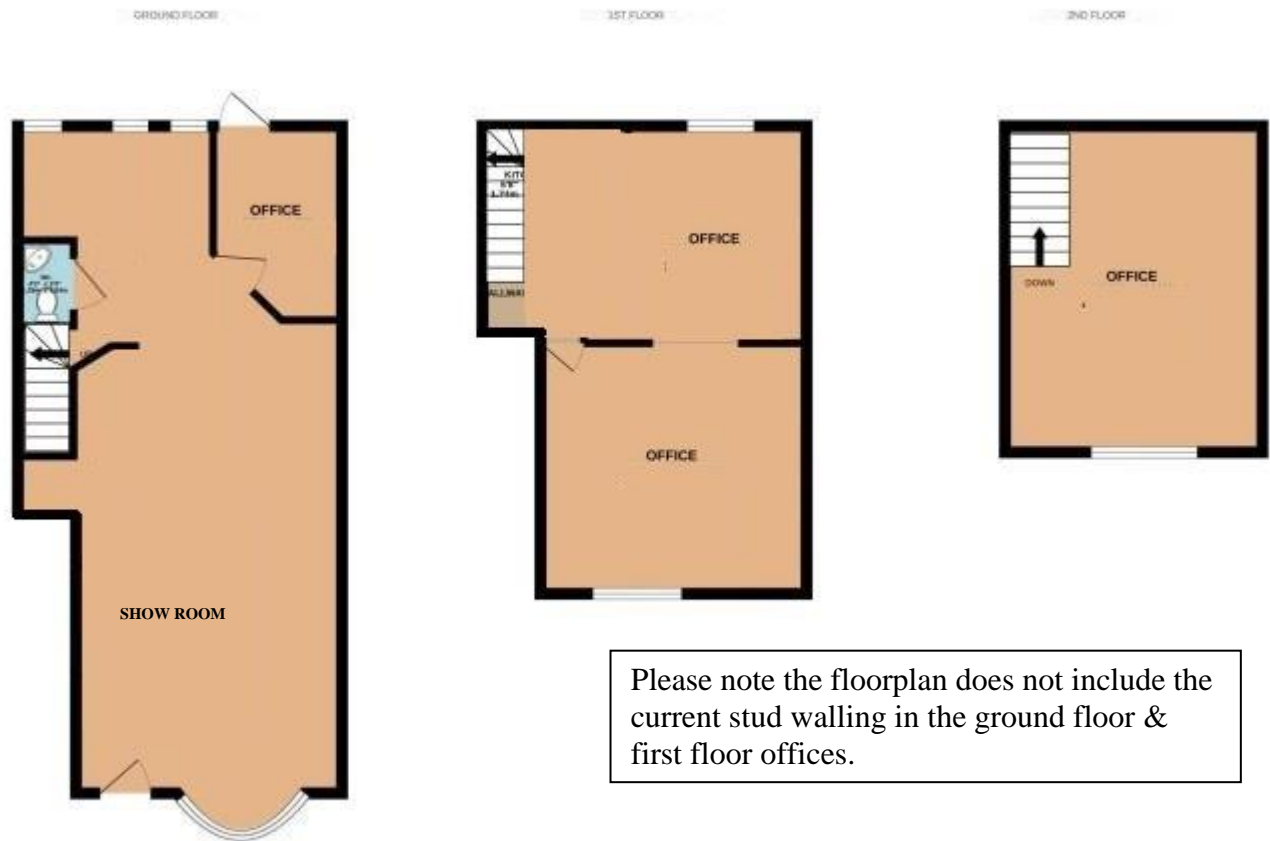
5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929  
556660

**\*\* FOR SALE BY ON LINE AUCTION \*\* PRE-AUCTION OFFERS CONSIDERED \*\*  
A MAIN HIGH STREET FREEHOLD SHOP PREMISES OFFERING  
SPACIOUS FLOOR SPACE IN THIS PRIME LOCATION.  
VACANT POSSESSION**



West Street, Wareham, Dorset BH20 4JS

**GUIDE PRICE £180,000 - £200,000**



**Location:**

The property is located in the centre of Wareham, which is a Saxon Walled town with its own train station which is on the main Weymouth to London Waterloo Line. The main focal point of the town is its Quay with boat trips to Poole Harbour with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. There is also a market set on the Quay every Saturday.

# West Street, Wareham, Dorset BH20 4JS

## GUIDE PRICE £180,000 - £200,000

### The Property:

Set on the main West Street in Wareham Town Centre these freehold premises have been formerly used as an Opticians, Greengrocers, Hairdressers & as a Drug Store.

With a delightful bay window to the main high street the downstairs has a large front room with a waiting area. There are two chimney breasts with alcoves to either side. It has a stud walled office with a wash hand basin. The rear office split into two by a stud wall. One having access to the courtyard garden & the other having two opaque windows to the rear aspect & a downstairs cloakroom comprising of a wc & a wash hand basin.

The first floor has a spacious office at the front of the building with a window looking out to the main high street. There is also an attractive fireplace. An arch gives access to the rear which looks out the rear aspect with a upvc double glazed tilt & turn fire exit window giving access to the external fire exit staircase. There is a fitted cupboards to the side of the chimney breast & internal opaque doors out to the landing which has a kitchenette on the landing with a sink with side drainer & cupboard space below.

The top floor is a space office with an opaque window to the front aspect & under the eave's storage space.

### Courtyard Garden:

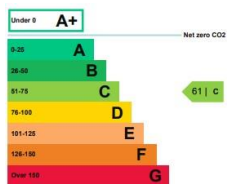
There is a walled courtyard garden laid to patio slab with stairs up leading to a fire escape from the first floor.

### Measurements:

Shop Front	28'1" (8.58m) x 13'3" (4.04m)
Downstairs Offices	15' (4.58m) x 9'8" (2.96m)
Cloakroom	4'4" (1.32m) x 2'6" (0.76m)
First Floor Front	13'5" (4.11m) x 12'5" (3.80m)
First Floor Back	10'9" (3.30m) x 10'8" (3.26m)
Top Floor	16'1" (4.90m) x 12' (3.94m)

### Agents Note:

This property, previously used for retail downstairs with a flat over, could be used for a number of commercial retail or office uses but would need change of use from the local council. Likewise, if the property were to be converted to a residential premises a change of use will need to be sourced from the council.



Properties are given a rating from A+ (most efficient) to G (least efficient).



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Dorset, BH20 4LR

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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.