



Panorama Bay

36 Panorama Road  
SANDBANKS

Rare opportunity to purchase a versatile space of 3000sqft— currently used as Car Showroom, plus x2 Flats (3&4 Double Beds) both with private Terraces. Prime Investment located in the heart of Sandbanks— all enquiries welcome

Guide Price £3,000,000

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SET IN THE HEART OF SANDBANKS ALONG THE PRESTIGIOUS PANORMA ROAD, PROUDLY SITTING CENTRALLY IS PANORAMA BAY—A SEMI-DETACHED, FREEHOLD BUILDING COMPRISING A HIGH-END CAR SHOWROOM OF c.3000SQFT., PLUS TWO FLATS.

## GROUND FLOOR— CAR SHOWROOM

A versatile retail space (sui generis) currently laid out as a well-equipped Car Showroom. With ample parking space off the road to the front, the showroom is accessed via dual glazed opening from the forecourt, as well as the adjacent glazed Office with great visibility for passersby on the road or from inside the showroom.

The main showroom is an open space of c.2200sqft, crisply presented, carpet tile flooring, power and light.

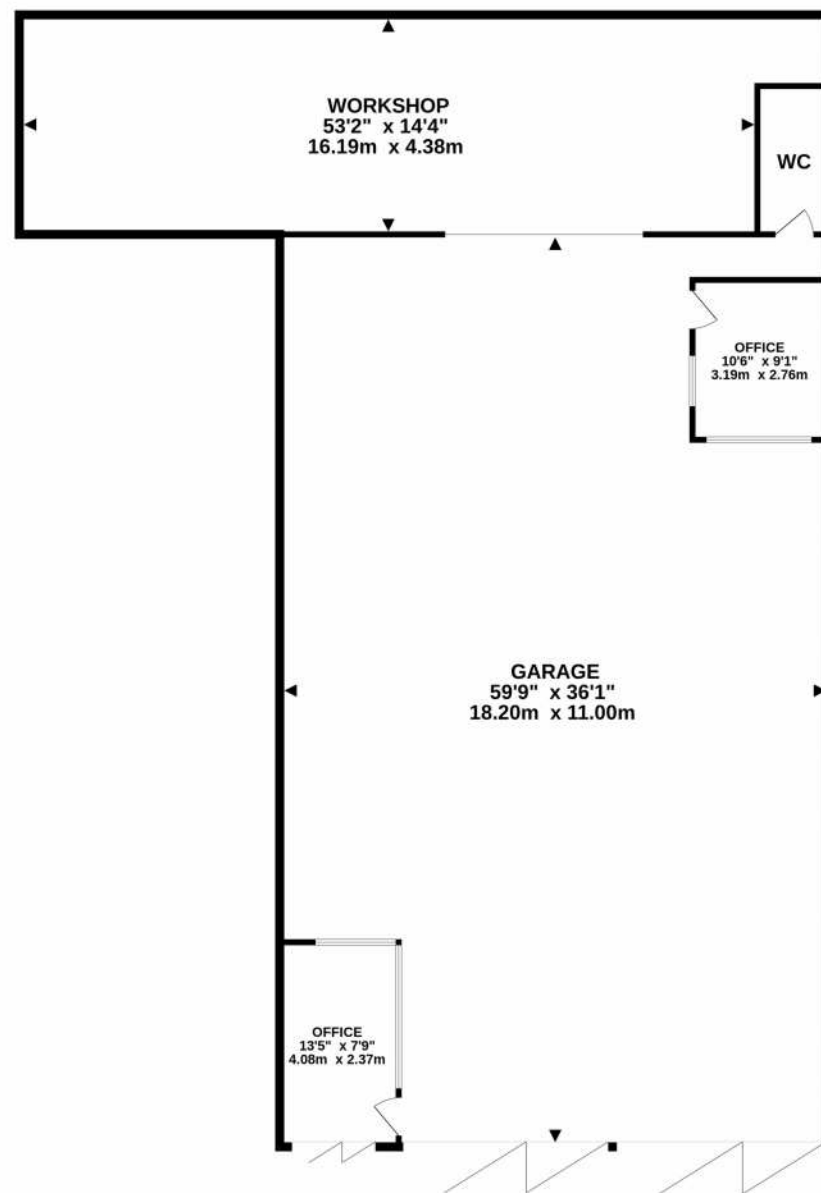
There is an additional integral office fitted with dual aspect windows onto the showroom, with power & light.

To the rear is a separate workshop area in c760sqft with sloped flooring, with workshop and storage space, as well as a WC.

VERSATILE OPEN PLAN SPACE FOR EITHER PRIME COMMERCIAL / RESIDENTIAL USES . IN IMMACULATE CONDITION THROUGHOUT

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GROUND FLOOR  
2917 sq.ft. (271.0 sq.m.) approx.



TOTAL FLOOR AREA : 2917 sq.ft. (271.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Prime retail position on Panorama Road, Sandbanks
- Spacious frontage for ample parking
- Fully glazed frontage
- Open plan, versatile internal space
- Fitted with 2 office areas, showroom, workshop & WC



## FIRST FLOOR— FLAT 36B

A well presented, 3 double bedroom first floor flat in this prime location in Sandbanks.

36B is located to the front of the building, entered from the communal hallway. There are 2 double bedrooms over the front of the property, with the hallway also leading to the spacious Living / Dining Room with dual windows and electric fireplace. The Master Bedroom is particularly spacious with triple windows overlooking the Terrace. A Bathrooms is fitted with Bath and overhead shower, Sink & WC., The Kitchen also offers views over the Sun Terrace and is fitted with a skylight, a range of units for storage, plus space for an oven, fridge and white goods.

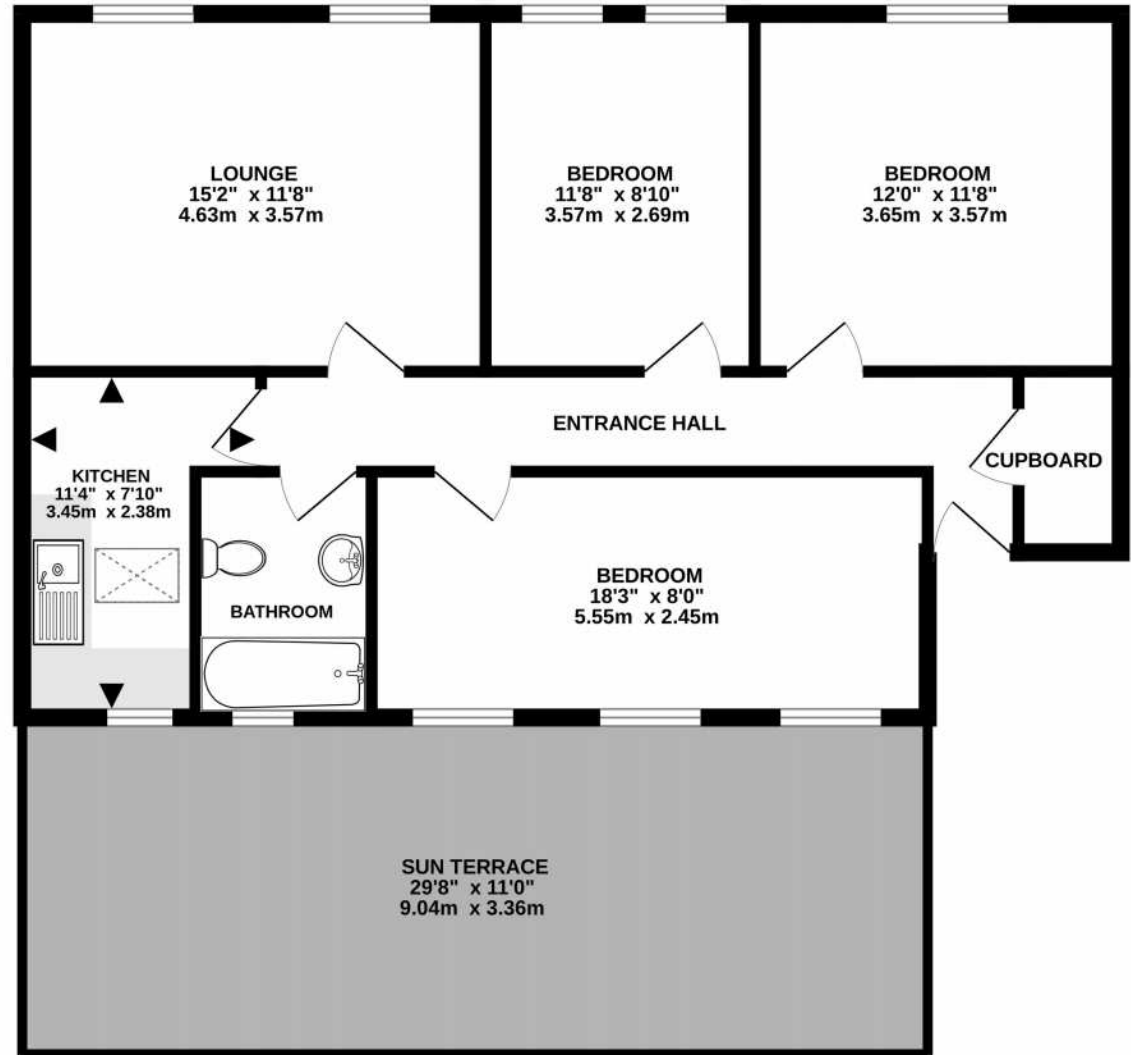
The Sun Terrace is a fantastic outside space, spanning the length of the flat and can readily accommodate ample outside furniture.

IDEAL INVESTMENT OPPORTUNITY—RENTAL INCOME ANTICIPATED CIRCA £2000PCM.

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## FIRST FLOOR 794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

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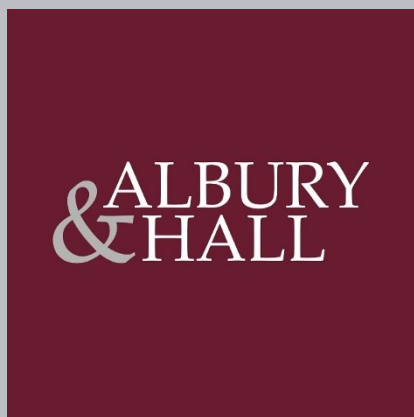
## FIRST FLOOR — FLAT 36A

A well presented, 4 double bedroom first floor flat in this prime location in Sandbanks.

36A is located to the rear of the building, entered from the communal hallway. The internal hall provides access to the 2 double bedrooms over the front of the property, both with windows over the Sun Terrace, a W>C plus the Main Bathroom fitted with a Bath with Shower overhead, Sink, WC and cupboard space. Along the rear elevation sits the spacious and bright Living Room with electric fireplace and double doors opening out onto the expansive Terrace beyond. There are 2 further double Bedrooms both overlooking this Terrace, plus the Kitchen is fitted with a range of units for storage, plus space for an oven, fridge and white goods.

The Sun Terrace is a particularly expansive outside space in c.560sqft, spanning the length of the flat and can readily accommodate ample outside furniture.

IDEAL INVESTMENT OPPORTUNITY — RENTAL INCOME ANTICIPATED IN EXCESS OF £2000PCM.



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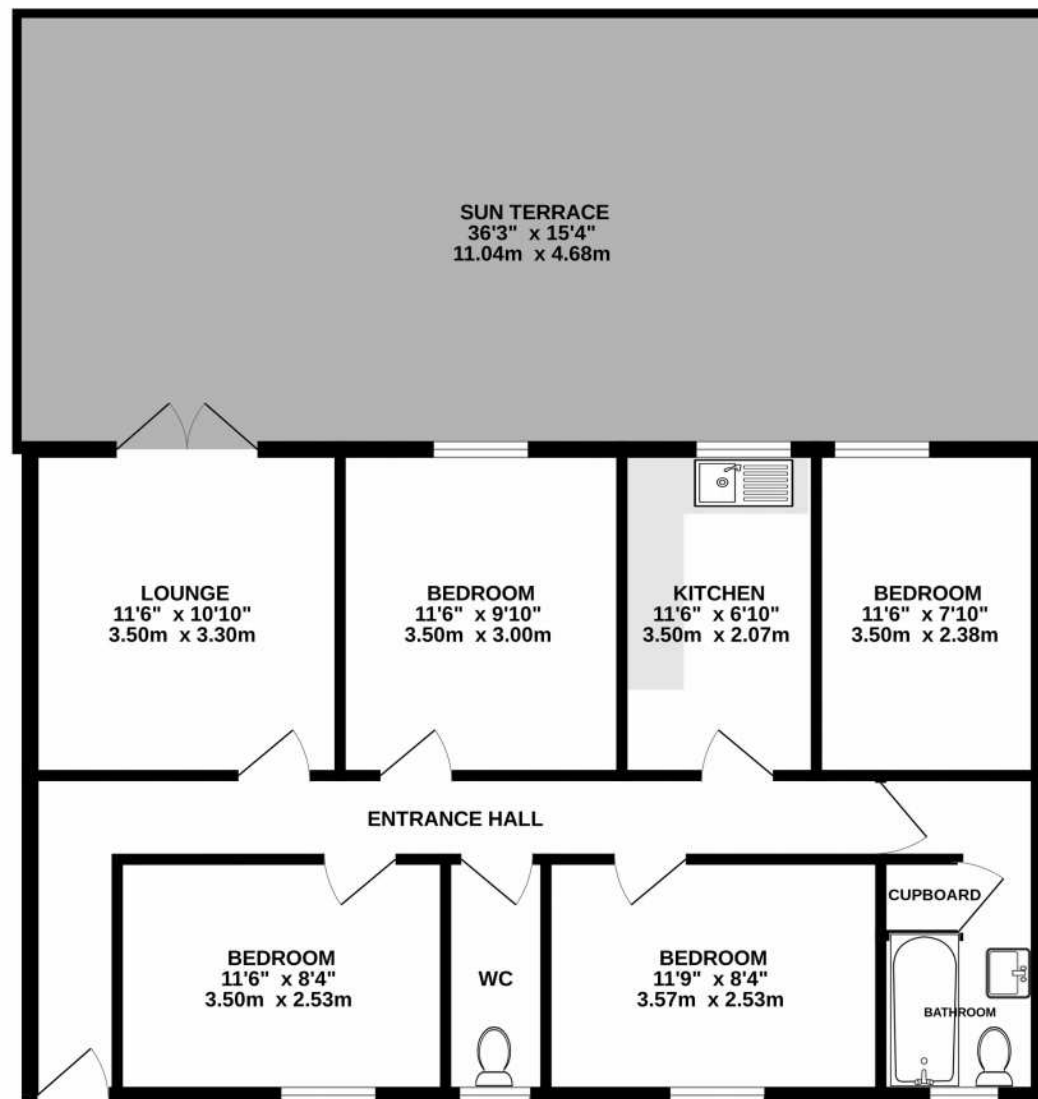


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FIRST FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

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Viewing by appointment through sole agents:

**Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF**

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