

GROUND FLOOR, 1141 CHRISTCHURCH ROAD, BOURNEMOUTH, BH7 6BW

OFFICE TO LET 1,032 SQ FT (95.88 SQ M)

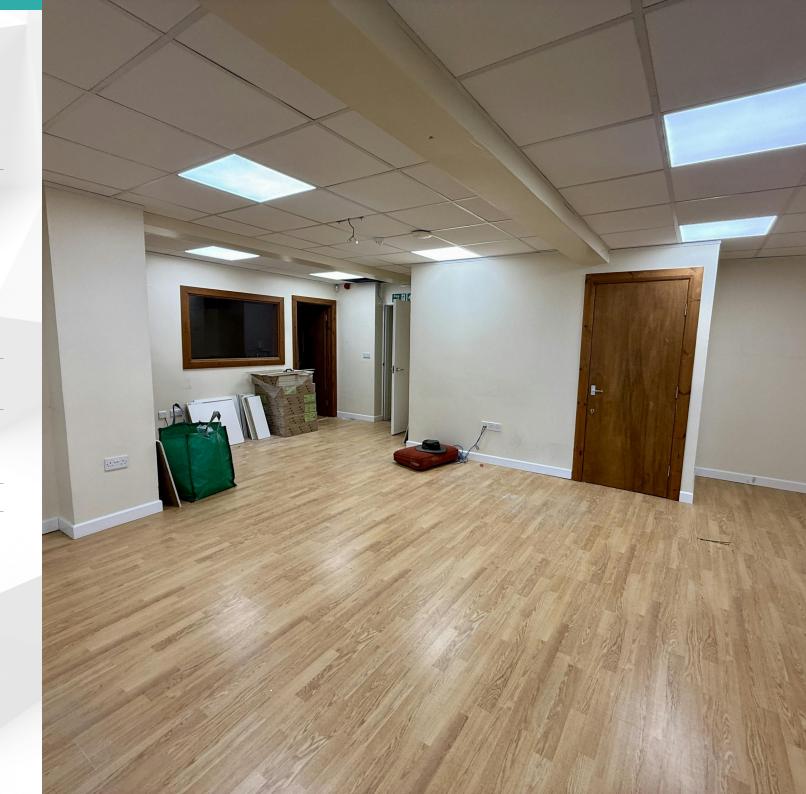


Summary

SELF-CONTAINED OFFICE

| Available Size | 1,032 sq ft | | |
|------------------------|---|--|--|
| Rent | £18,500 per annum | | |
| | exclusive of VAT, | | |
| | business rates, service | | |
| | charge, insurance | | |
| | premium, utilities and | | |
| | all other outgoings | | |
| | payable quarterly in | | |
| | advance. | | |
| | | | |
| Rateable Value | £20,250 | | |
| Rateable Value | £20,250 (from 1.04.23) | | |
| Rateable Value Service | | | |
| | (from 1.04.23) | | |
| Service | (from 1.04.23) We have been advised | | |
| Service | (from 1.04.23) We have been advised there is currently no | | |

- Ground floor, self-contained office/business premises.
- 2 allocated car parking spaces.
- Suitable for a variety of uses (subject to planning)

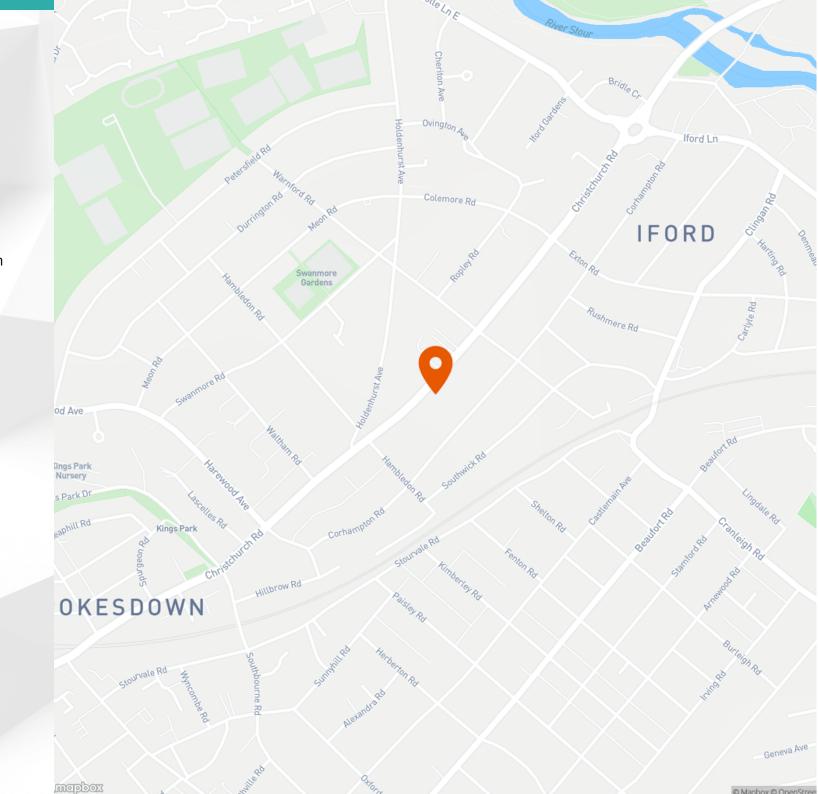


Location



The premises occupy a prominent position on the A35 Christchurch Road and form part of a wider retail parade in Pokesdown. Pokesdown train station is approximately half a mile distant, and the A338 Wessex Way is approximately 1.2 miles distant from the premises.

Nearby occupiers include Costa Coffee, Natterjacks Vets and Sainsburys Local.





Further Details

Description

The premises comprise the ground floor of a 3 storey multi-use building of brick construction with a pitched tiled roof. The self-contained accommodation has access directly off Christchurch Road and rear access through the car park. The accommodation is currently arranged as a main office with 2 partitioned offices/meeting rooms and a kitchenette. There is a unisex W.C and the car parking is accessed off Hambledon Road. There are suspended ceilings, LED lighting, gas central heating and blinds.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|----------------|-------|-------|--------------|
| Ground - Floor | 1,032 | 95.88 | Available |
| Total | 1.032 | 95.88 | |

Lease Terms

Available by way of a new full repairing and insuring lease for a negotiable term with periodic upwards only rent reviews.

Use Class

A change of use from Class D1 to a solicitors office (Class A2) was granted in 2015.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

Our client has advised us that VAT is not payable on the rent.



Enquiries & Viewings



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