



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**129-131 POOLE ROAD  
WESTBOURNE BOURNEMOUTH BH4 9BJ**



**Former Bank Premises  
FOR SALE**

- Corner position banking hall in an affluent Bournemouth suburb
- Ground, basement and first floor
- Total overall area: 2721 sq.ft. (269.13 sq.m.)

**£625,000  
Freehold**

**Also available as leasehold at a rental  
of £30,000 p.a.**

**Arrange a viewing today**

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

The premises are located within the affluent high street of Westbourne, a suburb of Bournemouth which as well as shops such as Marks and Spencer and Boots benefits from many independent high end stores and restaurants.

The former bank occupies a prominent corner position in the high street and is arranged over ground, basement and first floors.

## ACCOMMODATION

### Ground floor

Retail:	978 sq.ft.	(90.86 sq.m.)
Office 1:	158 sq.ft.	(14.7 sq.m.)
Office 2:	158 sq.ft.	(14.7 sq.m.)
Office 3:	471 sq.ft.	(43.73 sq.m.)
Office 4:	117 sq.ft.	(10.90sq.m.)

Basement store: 260 sq.ft. (24.2 sq.m.)

### First Floor

Staff Room/office:	274 sq.ft.	(25.40 sq.m.)
Store:	76 sq.ft.	(1.08 sq.m.)
Cupboard area:	40 sq.ft.	(3.70sq.m.)

Additional offices 329 sq.ft. (39.86 sq.m.)

Total area: 2721 sq.ft. (269.13 sq.m.)

## PLANNING

Long established use as Class A2 offices  
From September 2020 this property falls within Class E Commercial Businesses and Services, which include A1, A2, A3, B1, Indoor sports and medical use, crèche/day nursery

## RATEABLE VALUE - £25,250

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

## PRICE

£625,000 FREEHOLD.

## LEGAL FEES

Each party to bear the cost of their own legal fees.

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners or the joint agent through whom all negotiations and viewings are to go through.

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



Joint Agent Details

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## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.