



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## FORMER BANK PREMISES - TO LET



- Ground, first and second floors
- Second floor is self-contained 4 bed flat
- All uses considered

**Rental**  
**£60,000 p.a.**

**2 & 2a Southbourne Grove, Southbourne, Bournemouth, Dorset, BH6 3RP**

## SITUATION AND DESCRIPTION

Southbourne is a popular and affluent residential district approximately midpoint between Bournemouth and Christchurch town centres. Southbourne Grove is the main shopping area that serves not only Southbourne but Tuckton and Boscombe East. The road has a good mix of both local and national retailers including Sainsbury Local, Coffee No1., Tesco Express, Boots the Chemists, Costa Coffee and Loungers Café. The property occupies a prominent corner position at the road junction where Southbourne grove, Seabourne Road and Wentworth Avenue. The property has the benefit of a substantial return frontage display to Beresford Road. The property comprises a former Bank premises arranged over ground first and second floors. The ground floor is arranged as banking hall, offices and vault, the first floor is 7 offices staff kitchenette and male and female cloakrooms. The second floor is a self contained 4 bedroom flat with lounge kitchen and bathroom.

## PLANNING

Long established use as bank premises now treated as Use Class E with residential accommodation. All uses considered. This property is within the Southbourne Conservation Area

## TENURE

The property as a whole will be available to rent with terms to be negotiated at a commencing rental of £60,000 p.a.

## COSTS

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £550.

## BUSINESS RATES

Rateable Value : £37,750

Rates Payable : £18,837.25

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

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.

## ACCOMMODATION

Banking Hall 1,687 sq.ft. (156.0 sq.m.) Approx

Offices 216 sq.ft. ( 20.1 sq.m.) Approx

Strong room 297 sq.ft. ( 27.5 sq.m.) Approx.

Strong room Mezz 258 sq.ft. ( 23.9 sq.m.) Approx.

First floor offices 1,125 sq.ft. (104.5 sq.m.) Approx

Staff Kitchenette 62 sq.ft. ( 5.7 sq.m.) Approx

Male and Female Cloakrooms

Second floor self contained 4 bedroom flat

## LEGAL FEES

Each Party will be responsible for their own legal fees.

## EPC

Rating D

## VIEWINGS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

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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.

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