



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**UNIT 6 THE OLD BREWERY 91a SOUTHCOTE ROAD
BOURNEMOUTH BH1 3SN**



**Refurbished Loft / Warehouse
Style Conversion Offices
TO LET/FOR SALE**

**To Let £21,750 p.a.
plus VAT**

**For sale: £385,000
plus VAT**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Situated adjoining Bournemouth Central Industrial Park within walking distance of Bournemouth Railway Station and the Central Business Hub on Holdenhurst Road and Lansdowne, the development comprises 6 self-contained office/business units on two floors set around a central courtyard.

Originally a Victorian brewery building a sympathetic refurbishment programme is being undertaken to provide modern air conditioned working space ideal for the tech and design sectors or other business users.

ACCOMMODATION

Office 6— Ground Floor: 397.51 sq.ft. (36.93 sq.m.)
First Floor: 994.15 sq.ft. (92.36 sq.m.)

1 Car space per unit

RATEABLE VALUE - £18,250

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

EPC RATING - E

TENURE

Available on a new lease with terms to be negotiated at a rental of £21,350 per annum plus VAT exclusive.

The service charge for 22/23 is approximately £3116 per annum plus VAT

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

FREEHOLD PRICE

£385,000 plus VAT

PLANNING

B1 office use within Class E

LEGAL FEES

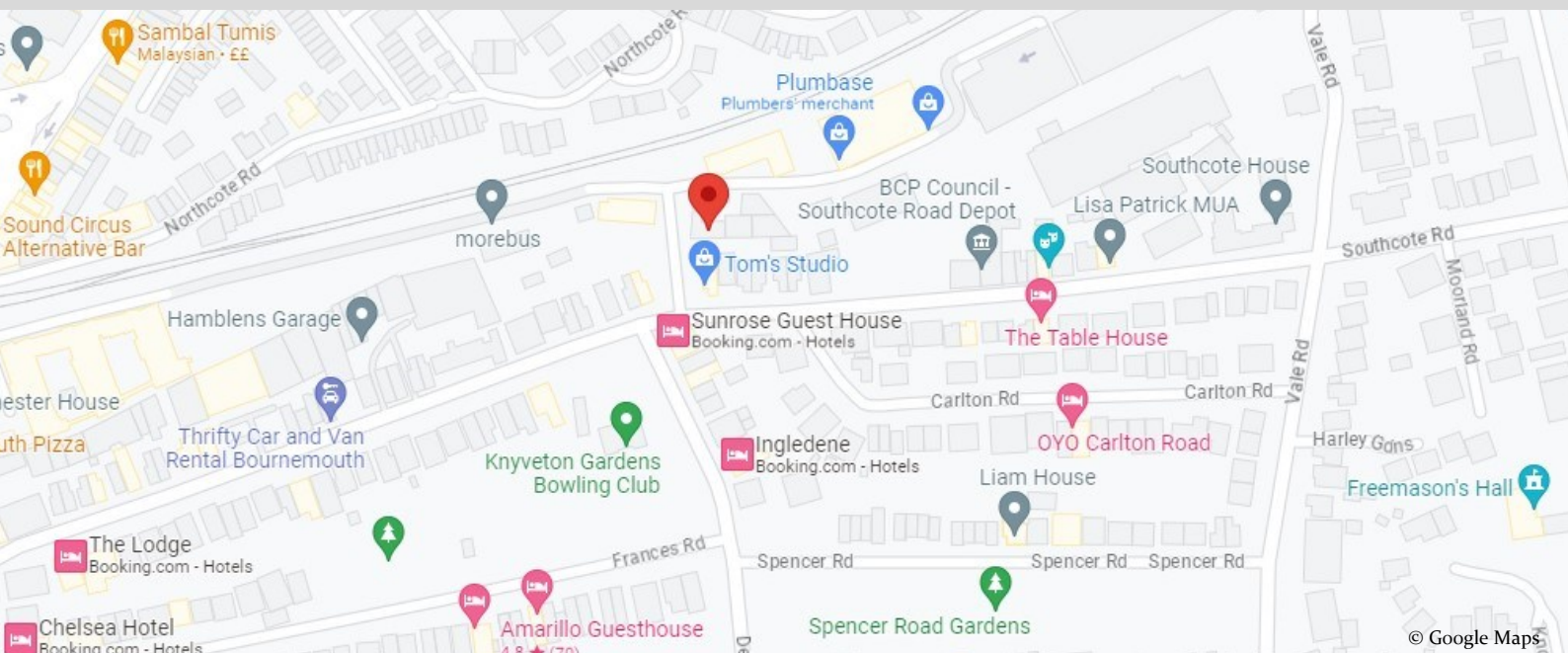
The incoming tenant / purchaser will be responsible for their own legal fees.

VIEWING AND FURTHER DETAILS

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

Tel: 01202 551821

Website: www.ellis-partners.co.uk



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