



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

4a WOODSIDE ROAD SOUTHBOURNE, BOURNEMOUTH, BH5 2AZ



Commercial premises TO LET

- 5 Rooms kitchenette and cloakrooms plus 5 parking spaces and loading bay
- Total floor area: 1,241 sq.ft. (115 sq.m.)
- Ideally suited for office education or storage uses.

**Assignment of lease
at a rental of
£24,000 p.a.**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Southbourne is a popular and affluent residential district approximately midpoint between Bournemouth and Christchurch town centres. The suburb has a good mix of both local and national retailers including Coffee No1., Tesco Express, Boots the Chemists, Costa Coffee and Loungers Café.

Woodside road has a mix of both residential and commercial properties. the subject property is located on the opposite side of the road to the Woodside pay and display car park.

The property comprises a single storey commercial property that is arranged as 5 rooms kitchenette and two cloakrooms. The accommodation has air conditioning and gas central heating throughout and parking for 5 vehicles at the front plus loading bay

ACCOMMODATION

Room 1 (mid) 15'00" x 17'08" (4.5m x 5.3m)

Room 2 (left) 16'00" x 17'08" (4.8m x 5.3m)

Room 3 (left rear) 19'03" x 8'10" (5.8m x 2.7m)

Room 4 (right) 16'00" x 18'00" (4.8m x 5.4m)

Room 5(right rear) 11'06" x 10'04" (3.5m x 3.1m)

Kitchenette 11'09" x 9'06" (3.2m x 2.9m)

Male and Female Cloakrooms

Air conditioning and central heating

Total Floor Area 1,241 sq.ft. (115 sq.m.) Approx

Outside

5 parking spaces plus loading bay

EPC RATING—E

RATEABLE VALUE - £10,500 (previously £9,800)

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

PLANNING

Planning consent was granted 23th February 2021 for change of use of the premises for education office and stores. Application No: 7-2020-15193-D

TENURE

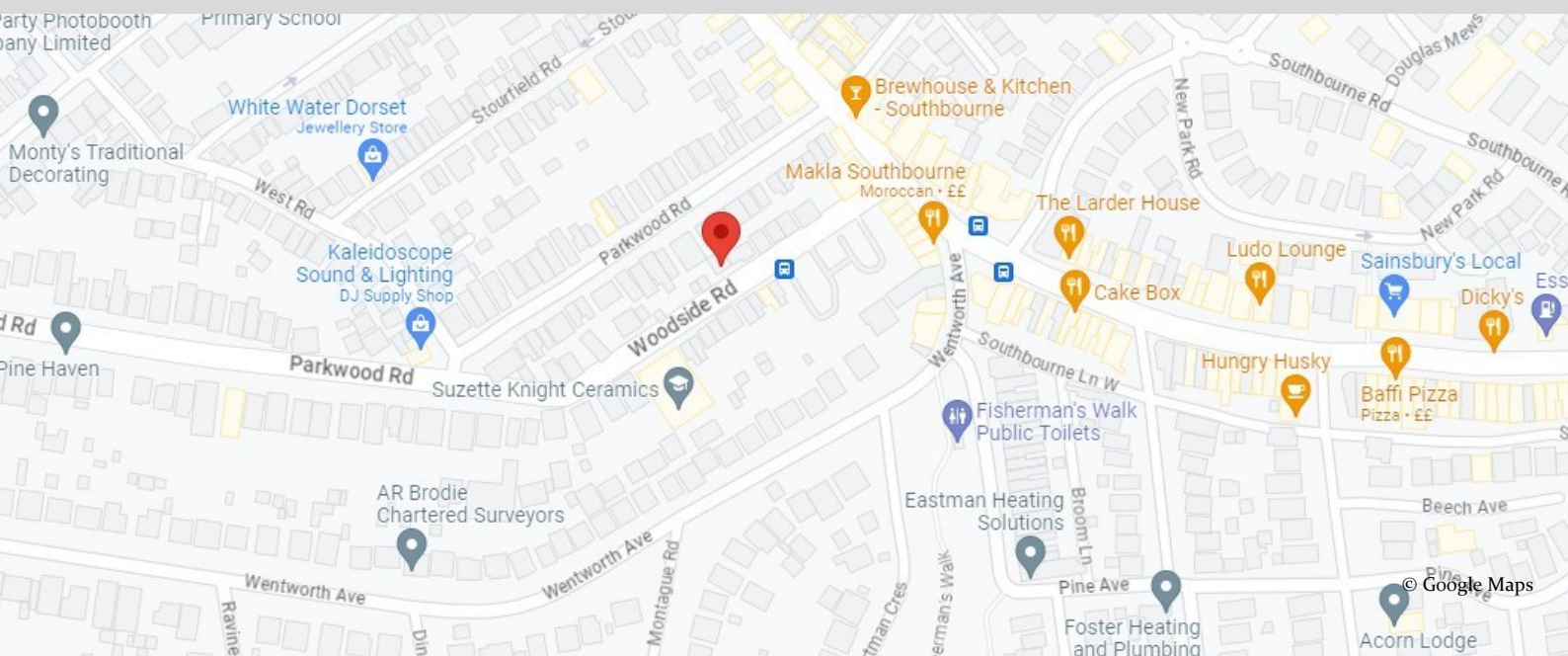
The premises are held by way of a lease for a term of 5 years from 1st June 2021 at a rental of £24,000 p.a. The lease is contracted outside the provisions of the Landlord and Tenant Act. User clause is Education Office and Storage.

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



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.



FLOOR PLAN

