



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 111 OLD CHRISTCHURCH ROAD BOURNEMOUTH, DORSET, BH1 1EP



### Office Premises

- Completely refurbished offices arranged over 5 floors
- Ground floor shop with basement
- Planning to turn offices into residential

**£650,000 Freehold  
Plus VAT**

Arrange a viewing today

**01202 551821**

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



## SITUATION AND DESCRIPTION

The building occupies a prominent position on Old Christchurch Road, providing access to the town centre's banking, retail and restaurant facilities. The surrounding areas have seen the benefit of substantial regeneration including the Citrus Building development.

The property consists of a mid-terrace unit arranged over 3 floors. Each floor contains a separate office with access via a personal door.

## ACCOMMODATION

Ground shop and basement:	1406.91 sq.ft. (130.76 sq.m.)
First floor	587.53 sq.ft. (54.60 sq.m.)
First Floor rear	102.79 sq.ft. (9.55 sq.m.)
Second Floor	540.56 sq.ft. (50.24 sq.m.)
Third floor front	299.65 sq.ft. (27.85 sq.m.)
Third floor middle	211.98 sq.ft. (19.70 sq.m.)
Third floor rear	99.49 sq.ft. (9.25 sq.m.)

Communal kitchen on two floors

Cloakrooms

Each office is predominantly open plan and have the following specification:

Air conditioning

Kitchenette

Laminate flooring

LED lighting

Perimeter trunking (to part )

## RATEABLE VALUE - £30,000

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

£650,000 freehold plus VAT

## PLANNING

B1 office use.

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

Planning consent was granted on 15th November 2019 (7-2019-1063-J0, now lapsed, for conversion of the upper floors to 4 x studio and 1 x two bed flats.

## LEGAL FEES

The incoming tenant 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](http://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.







