



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

59 OLD CHRISTCHURCH ROAD BOURNEMOUTH BH1 1EH



FORMER BANK PREMISES TO LET

- Situated in the prime pedestrianised part of Old Christchurch Road
- Ground floor: 3,400 sq.ft. (315 sq.m.)
Basement 2,640 sq.ft. (245 sq.m.)

**Rent £75,000 p.a. plus
VAT if applicable**

Arrange a viewing today

01202 551821





SITUATION AND DESCRIPTION

The property is located within the heart of the town centre within the pedestrianised section of Old Christchurch Road. Nearby occupiers include Café Nero, TK Maxx, Tony & Guy and Richmond Garden Shopping Centre.

Double height banking hall suitable for a variety of uses, restaurant, bar, gymnasium, office, showroom, etc., subject to planning.

Former bank premises comprising ground floor and basement.

ACCOMMODATION

Ground Floor: 3,400 sq.ft. (315 sq.m.)

Basement: 2,630 sq.ft. (245 sq.m.)

EPC RATING

D-92

RATEABLE VALUE - To Be Reassessed

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually

TENURE

Available on a new lease with terms to be negotiated at a rental of £75,000 per annum.

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

Email : bhcommercial@ellis-partners.co.uk

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.



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.