



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

455 CHRISTCHURCH ROAD BOURNEMOUTH, BH1 4AD



Shop / Office TO LET

- Commercial Split Level Shop Unit
- Perfect for Salon or Office
- Prime Corner Location

Arrange a viewing today

01202 551821

**Available on a new
lease at
£975 pcm**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Situated on Christchurch Road on a prime corner location, this split level unit comprises of ground floor shop area and basement offices.

The property is modern throughout comprising of 217 sq.ft of ground floor space and 413 sq.ft of below ground floor office space comprising of two separate office/meeting rooms with a modern kitchenette and WC.

This property would be ideal for a salon or office.

ACCOMMODATION

Ground floor shop / office - 217 sq.ft (20.2 sq.m)
Basement offices - 413 sq.ft (38.4 sq.m)

EPC RATING - C

RATEABLE VALUE - £7,200

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

TENURE

Available on a new lease with terms to be negotiated at a rental of £975 pcm.

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

PLANNING

Class E

LEGAL FEES

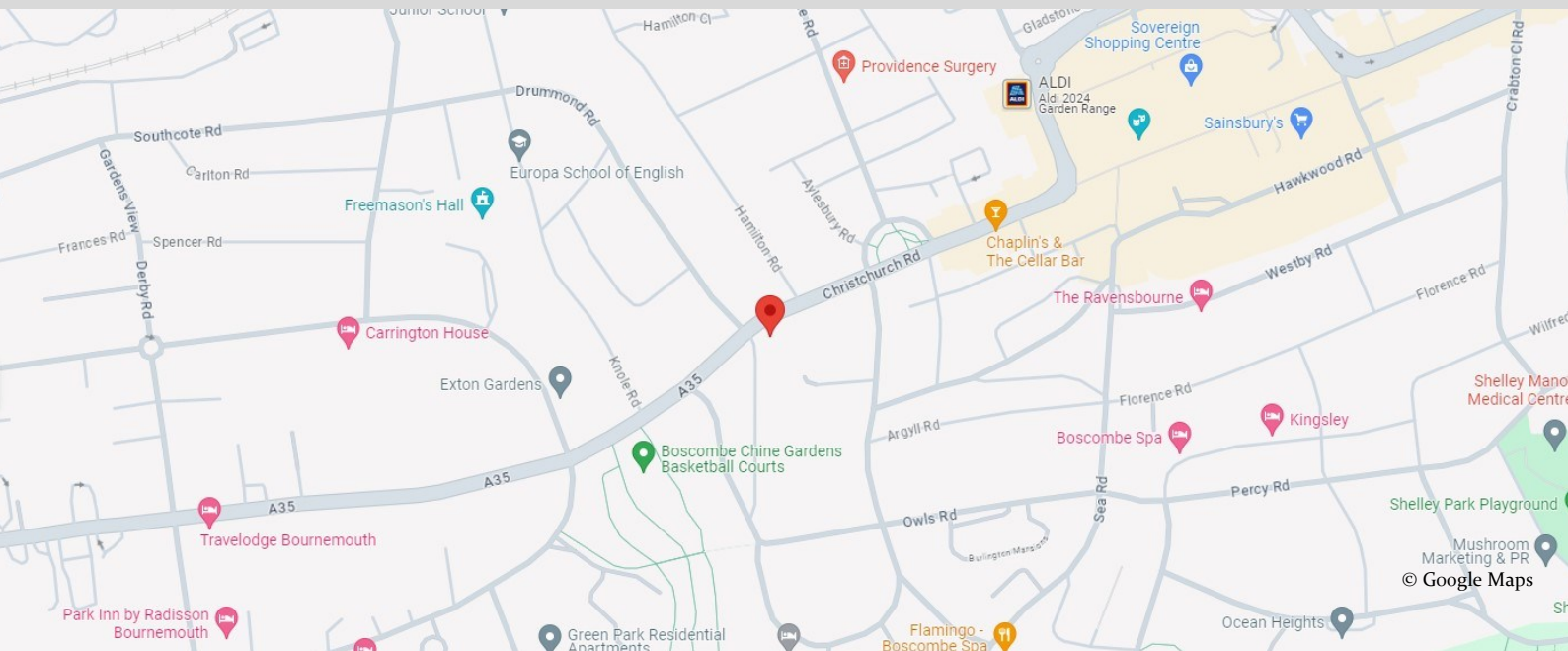
The incoming tenant will be responsible for their own legal fees.

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



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.



