

FOR SALE

Fully refurbished Town Centre Commercial Building (Class E)

111 Old Christchurch Road
Bournemouth

BH1 1EP **REDUCED**

- ◆ Highly prominent location within the pedestrian part of Lower Old Christchurch Road
- ◆ Totally refurbished 5-storey building
- ◆ Very well presented to a high spec
- ◆ Basement – 705 sq ft
- ◆ Ground floor – 1,008 sq ft
- ◆ 1st / 2nd & 3rd floors – 2,811 sq ft
- ◆ Viewing recommended
- ◆ Freehold
- ◆ Price – **NOW £450,000**
- ◆ Class E use – shop, office, cafe



LOCATION

This most attractive mid-terrace property is situated within the semi-pedestrianised section of Old Christchurch Road, having the benefit of metered on street parking adjacent. High Street “names” within the immediate vicinity include Halifax Building Society, Toni and Guy, Goadsby, Taco Bell and Turtle Bay as well as the Landmark Horseshoe Common.

This part of the Town Centre has always been considered part of the professional area of the town with a good mix of estate agents, banks / building societies and other professional occupiers.

ACCOMMODATION

The property has just been the subject of a complete refurbishment to a high standard and is currently arranged as offices over the 5 floors.

Specification includes:

- * Attractive dual access shop front
- * Air conditioning
- * Quality kitchenettes and cloakrooms
- * LED lighting
- * Laminate flooring
- * Predominantly open plan

Each floor has the following useable floor area

<u>Basement</u>	705 sq ft
<u>Ground Floor</u>	1,008 sq ft
<u>First Floor</u>	946 sq ft
<u>Second Floor</u>	625 sq ft
<u>Third Floor</u>	616 sq ft

TOTAL FLOOR AREA 3,900 sq ft

PRICE

£450,000 Freehold with full vacant possession

BUSINESS RATES (source: www.voa.gov.uk)

Rateable value - £30,000

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band E

This was assessed prior to the recent refurbishment

The full EPC and recommendations report are available on request

PLANNING

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

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through agents:-



Steve Chiari
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01202 550245



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



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