

TO LET

TOWN CENTRE OFFICES

At

Top Floor

**Pearl Assurance House
128-130 Old Christchurch Road
Bournemouth
Dorset, BH1 1NL**

- ◆ Prominent Town Centre location
- ◆ 652 sq ft office with wrap around balcony
- ◆ Air conditioned
- ◆ Newly re-decorated
- ◆ Lift to all floors
- ◆ Rent only £1,750 pa in first year, subject to a minimum 3-year term
- ◆ Terms to be agreed
- ◆ No rates payable, subject to status



Rent only £1,750 pa
in first year (min 3
year term)



LOCATION

The Pearl Assurance House occupies a most prominent corner location at the junctions of Old Christchurch Road with Fir Vale Road and adjacent the greenery of Horseshoe Common and the pedestrianised section of Old Christchurch Road, the gateway to the very heart of Bournemouth Town Centre.

There is a good mix of professional office occupiers, cafes, restaurants, bars and retail within the immediate vicinity and public car parks.

DESCRIPTION

Pearl Assurance House is an art-deco style building of 6 storeys with office on floors 1-5 and a separate access on Fir Vale Road providing access to all floors via the lift and stairs.

The recently refurbished communal areas provide for improved reception area and cloakroom / WC.

DESCRIPTION

Arranged as an open plan office with a further private office totally 652 sq ft. Specification includes:

- Carpets
- Lift
- Lighting
- Air conditioning (heating and cooling)
- Suspended ceilings
- Extensive wrap around balcony fronting Fir Vale and Old Christchurch Road

LEASE

The premises are offered by way of a new full repairing and insuring lease (by way of a service charge) for a term to be agreed at a commencing rent of only £1,750 plus VAT per annum for the first year, rising to £6,800 plus VAT per annum in years 2/3 and based on a 3 year minimum lease term.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D

The full EPC and recommendations report are available on request.

SERVICE CHARGE

A service charge will be payable, further information on application.

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

Rateable value £7,100 (April 2023 to present)
Small Business Rate Relief will apply (subject to status)

VAT

All figures quoted are exclusive of VAT

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

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 joint agents:-



Steve Chiari
stevec@nettsawyer.co.uk
01202 550245

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



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.