

# TO LET

**FORMER BANK PREMISES**

**SUITABLE FOR OFFICE/TRAINING USES**

(SUBJECT TO ANY NECESSARY PLANNING CONSENTS)

**RESTAURANT/BAR USES NOT PERMITTED**

335 SQ M // 3,596 SQ FT PLUS STORAGE



BUSINESS SPACE

goadsby

**170 CHARMINSTER ROAD**  
BOURNEMOUTH, DORSET, BH8 9RL

## SUMMARY >

- PROMINENT POSITION ON THE CORNER OF CHARMINSTER ROAD AND RICHMOND PARK ROAD
- APPROXIMATELY 1KM FROM THE A338 WESSEX WAY
- APPROXIMATELY 3,596 SQ FT PLUS STORAGE
- 8 CAR-PARKING SPACES (DOUBLE BANKED)
- NEW LEASE AVAILABLE FOR A NEGOTIABLE TERM

**RENT: £50,000** PER ANNUM EXCL.



REF:  
o23595

**170 CHARMINSTER ROAD**  
BOURNEMOUTH, DORSET, BH8 9RL

## Location

The property is situated on the corner of Charminster Road and Richmond Park Road in the heart of Charminster. This is a prominent location with retail and banking facilities in close proximity and the A338 Wessex Way is approximately 1 kilometre from the property.

## Description

These former bank premises are arranged over two storeys and predominantly open plan with some separate offices/meeting rooms. There are cloakroom and kitchenette facilities on each floor. There is additional storage area in the former vaults in the basement.

Externally, there are 8 allocated car-parking spaces which are accessed from Charminster Road.

## Specification

- Carpets
- Lighting
- Male and female cloakrooms
- Kitchenettes
- Heating

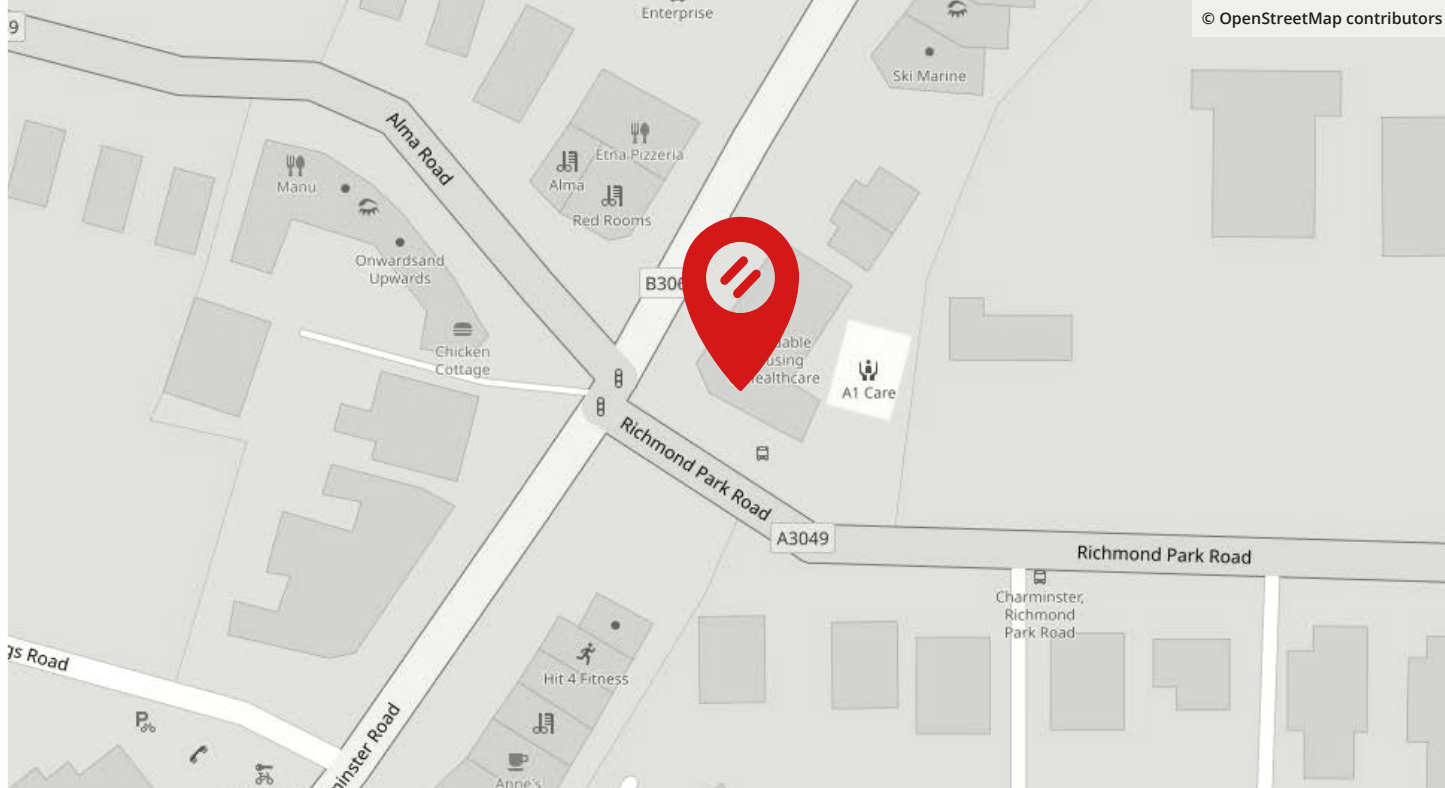
## Accommodation

	sq m	sq ft
Ground floor	193	2,072
First floor	142	1,524

Basement		
Vault room 1	20	220
Vault room 2	Unable to measure at the time of inspection	

## Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upwards only open market rent reviews.





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023595

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## Rent

£50,000 per annum exclusive of business rates, VAT, insurance premium, utilities and all other outgoings payable quarterly in advance.

## Rateable Value

£33,000 (from 1.4.23)

## EPC Rating

D - 87

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the joint agents, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)