



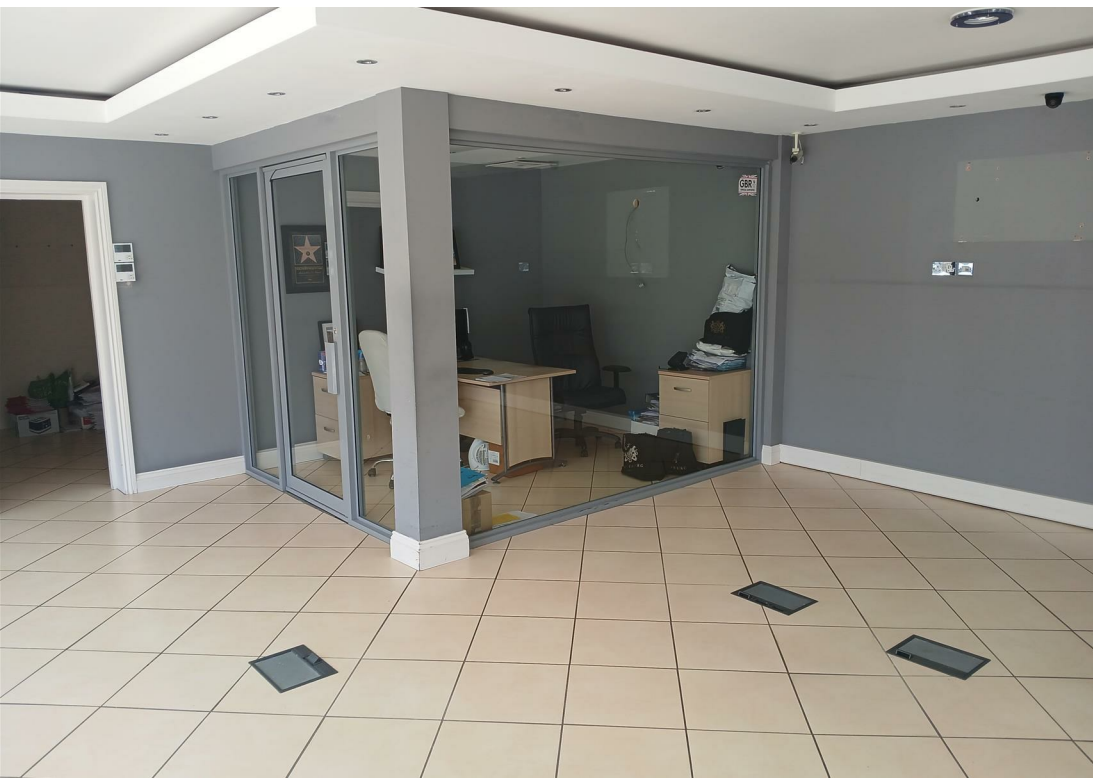
£350,000

716-718 Christchurch Road, Bournemouth, BH7 6BZ



SAXE COBURG™

Property Experts







Main Description

A1 and A2 office usage, also available to rent £35,000 p/a

Situated within a popular suburb of Bournemouth which is located to the south east, neighbouring both Bournemouth town centre and Southbourne.

The premises occupy a prominent corner position on Christchurch Road attracting plenty of passing traffic. There is a High Street main entrance and a rear access point from the car park area. The flexible space of over 1300 sq. ft. is offered with two sizeable rooms, kitchen and WC. A particular benefit of these premises are the large windows allowing for sizeable displays and lots of natural light.

Each office is predominately open plan with the advantage of air conditioning. The larger of the two areas has corner glass partitioning providing a more private office space.

Outside is a sizeable forecourt providing parking for several vehicles.

Tenure

Leasehold: New 999 year lease to be granted

Ground Rent: 0

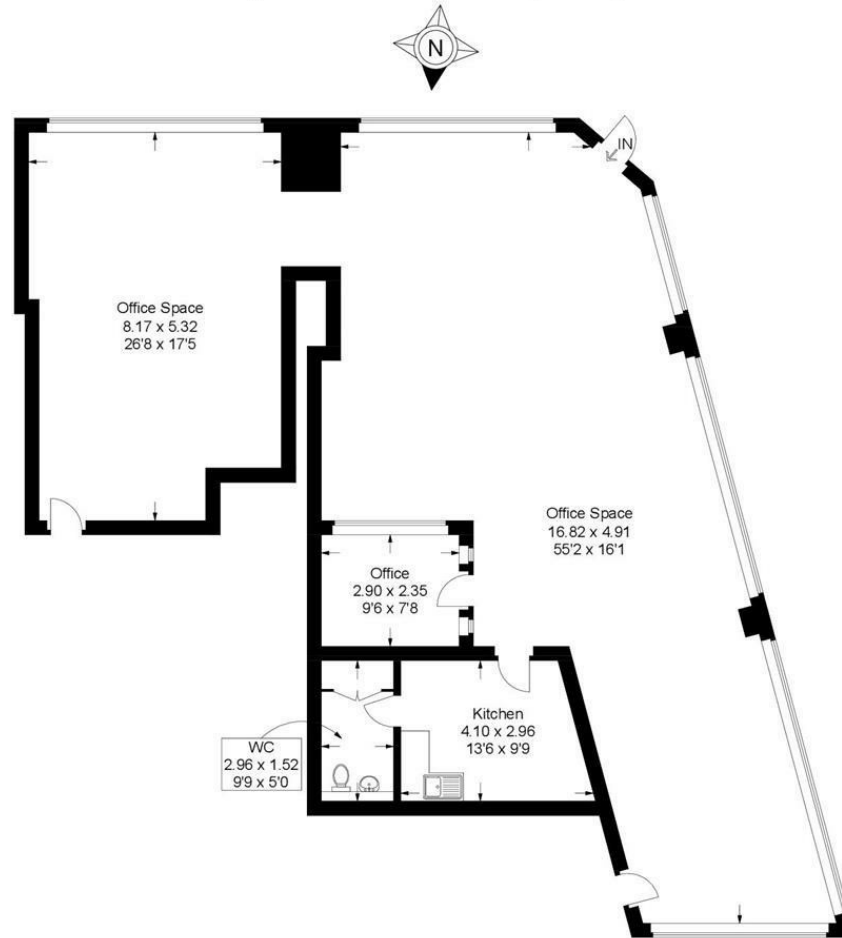
Service Charge: TBC

N.B. Under section 21 of the 1979 estate agency act we declare that the vendor is connected to Saxe Coburg Property Experts

FEATURES & SPECIFICATIONS

- Prominent Corner Position
- A2 Office Usage
- Well Presented
- Double Unit Of 1755 sq ft
- Viewing Recommended
- Available to Rent For £35,000 per Annum
- Fully Alarmed
- Car Parking
- High Visibility Commercial Unit
- Rateable Value £19,750

Christchurch Road, Boscombe
Approximate Gross Internal Area = 166.3 sq m / 1792 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (02 plus) A | | |
| (01-01) B | | |
| (00-00) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



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