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KEY FEATURES

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- Guide Price £240,000 Freehold, subject to contract
- Available on a new lease at a rental of £18,000 per annum, exclusive
- Total Net Internal Area 793 Sq. Ft. (73.84 Sq. M.)
- Situated in attractive market town
- Benefits from approximately 40% Business Rates Relief (subject to eligibility)
- Sold off FF Flat with Ground rent income of £100 P.A with 65 years remaining



Primmer Olds B-A-S
43 High Street, Wimborne, Dorset, BH21 1HR
Enquiries: Call us on 01202 887 555



14-16 CASTLE STREET

LOCATION

The historic town of Christchurch is located on the south coast some 6 miles east of Bournemouth and has a magnificent 11th Century Priory at its heart. Christchurch offers excellent shopping facilities with a vibrant mixture of both local and national retailers represented. The town serves an affluent local population and the significant influx of tourists to the region during the summer months offers good potential for extra trade.

The town also features a well renowned culinary scene with numerous quality restaurants and eateries featuring in the town centre. The famous annual Christchurch Food & Wine Festival has been running since 2000, along with various other annual events.

The subject premises occupy an excellent trading location just off the High Street close to the well-regarded Kings Arms Hotel and also Nusara Thai restaurant. Castle Street features a number of professional services providers together with bespoke retailers.

DESCRIPTION

An attractive Grade II listed property comprising a ground floor double fronted shop unit currently trading as a Café with both front and rear seating areas, suitable for a variety of uses available to purchase (with vacant possession) or to let. The property currently has the benefit of a front external seating area. Trade fixtures and fittings available by separate negotiation. Rear pedestrian access for deliveries if required, but no parking.

There are 3 flats which have been sold off by way of long leases.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor		
Sales Area	426	39.64
Seating Area	110	10.26
Storage / Prep Area	189	17.59
Kitchenette	18	1.69
Rear Storage	50	4.66
Total Internal Area	793	73.84

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TERMS

The premises are available either to let or for sale as follows:

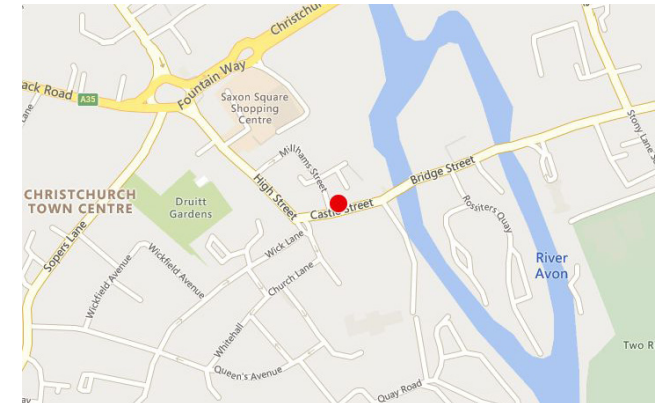
FOR SALE

Offers considered in the region of £240,000 subject to contract for the freehold interest with vacant possession on completion.

TO LET

Available by way of a new effectively full repairing and insuring lease, terms to be negotiated, at a commencing rent of £18,000 per annum, exclusive.

Primmer Olds BAS can offer the use of a standard in-house tenancy document for lettings of up to 6 years at a cost of £500 (Plus VAT) to the incoming tenant.



TENANCY DETAILS

FLAT 1 - Sold off on a long leasehold from 1989 for a term of 99 years (65 years remaining) with a ground rent payable of £100 per annum.

FLAT 2 - Sold off on a long leasehold from 8th December 1989 for a term of 189 years (156 years remaining) with a peppercorn ground rent payable.

FLAT 3 - Sold off on a 999 year long leasehold subject to a peppercorn ground rent payable.

EPC

Asset Rating B45

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These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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14-16 CASTLE STREET

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RATES

Rateable Value £13,750

Source – voa.gov.uk

The 2022/2023 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, café, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



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