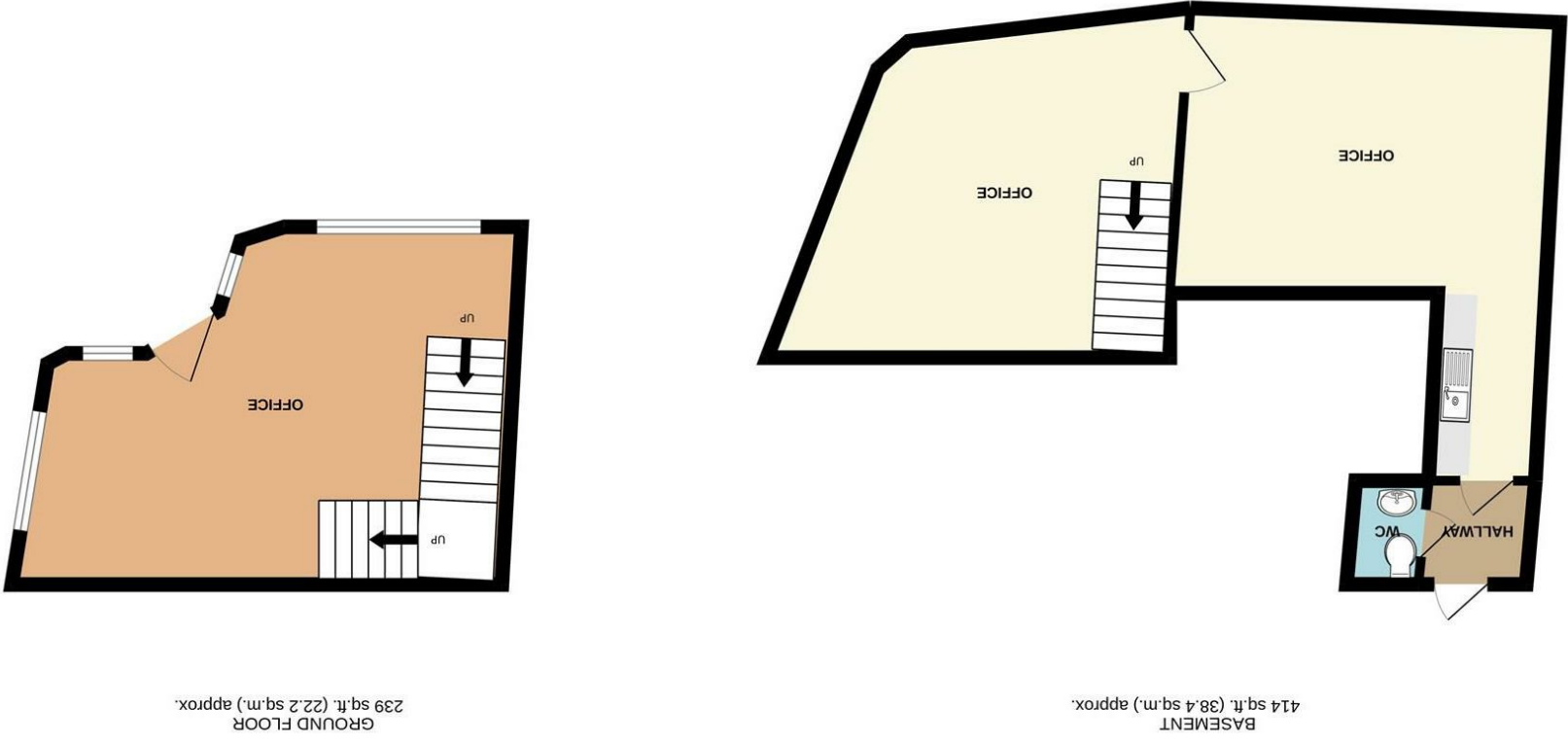


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



FLOOR PLAN



455 Christchurch Road
Bournemouth, BH1 4AD, £975 Per Month

MAIN FEATURES

- Commercial Split Level Shop Unit
- Ground Floor and Basement Offices
- Prime Corner Location
- Kitchenette and WC
- Modern Throughout
- EPC C
- Total of 60 Square Meters
- Perfect for Office or Salon
- Prime Boscombe Location
- Available Immediately

Main Description

Lovett International are delighted to present this split level commercial unit with ground floor shop area and basement offices in prime corner location. The property is modern throughout, comprising of a 20.2sq.m. of office space on the ground floor and 38.4 sq.m. of lower ground floor space comprising of two separate office/meeting rooms along with a modern kitchenette and WC. Would be perfect for an office or salon. Rateable value is £3,900 (estimated business rates £1946). Available Immediately



MORE @ [HTTPS://WWW.LOVETTINTERNATIONAL.COM](https://www.lovettinternational.com)



£975 Per Month

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(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	

