



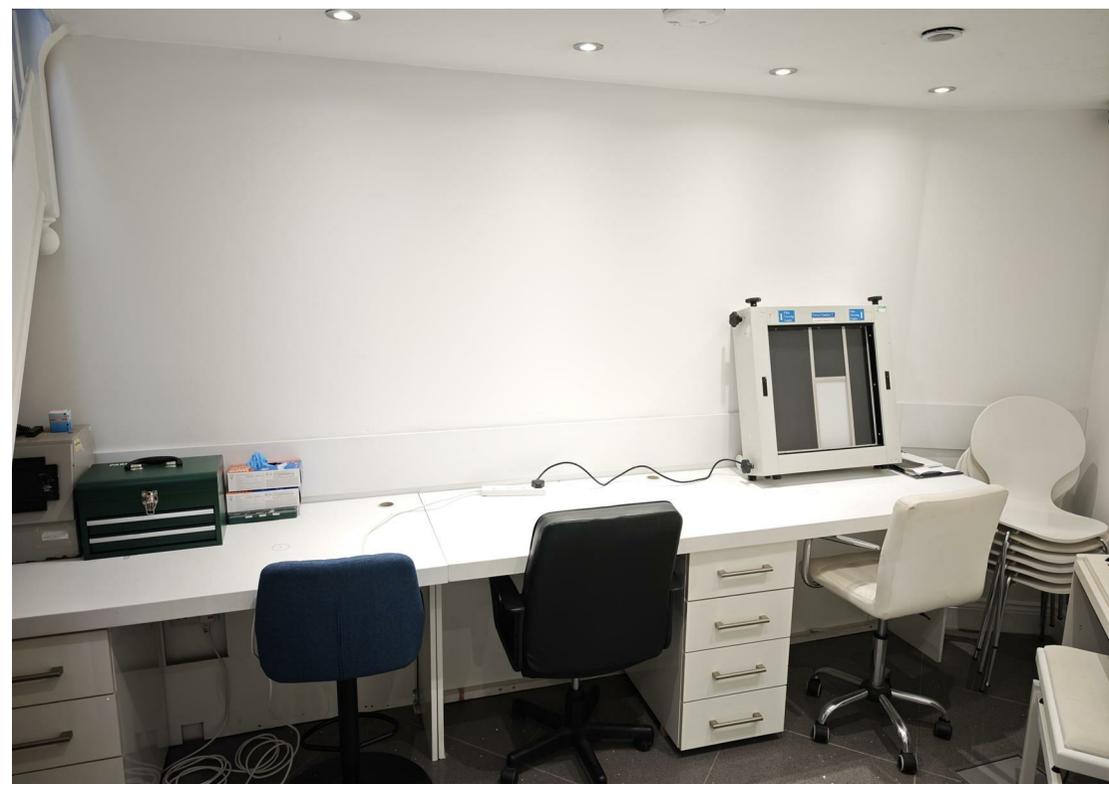
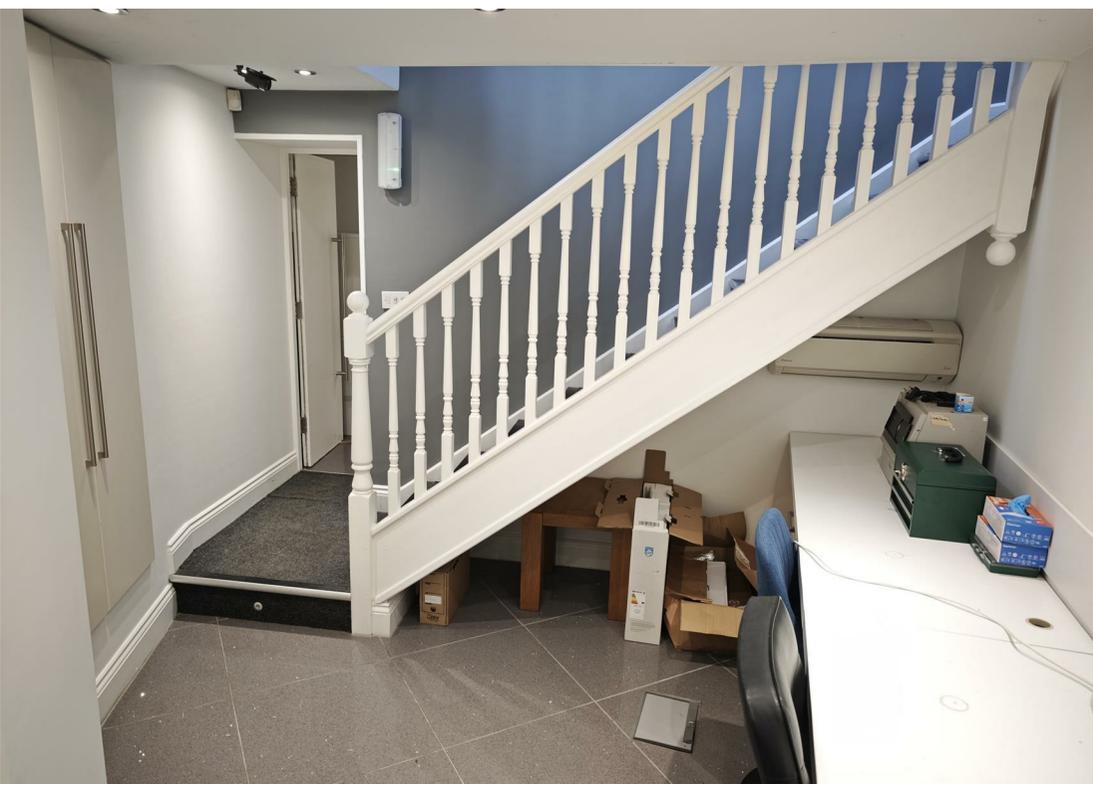
£129,950

455 Christchurch Road, Bournemouth, BH1 4AD



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Main Description

Nestled in the vibrant area of Boscombe, Dorset, this commercial split-level shop unit on Christchurch Road presents an exceptional opportunity for investors and business owners alike. Spanning an impressive 646 square feet, the property boasts a prime corner location, ensuring high visibility and foot traffic, which is essential for any thriving business.

The unit is thoughtfully designed with both ground floor and basement offices, providing ample space for various commercial activities. Modern finishes throughout the property create an inviting atmosphere, making it an ideal setting for a range of enterprises. Additionally, the unit is equipped with a convenient kitchenette and a WC, enhancing functionality for both staff and clients.

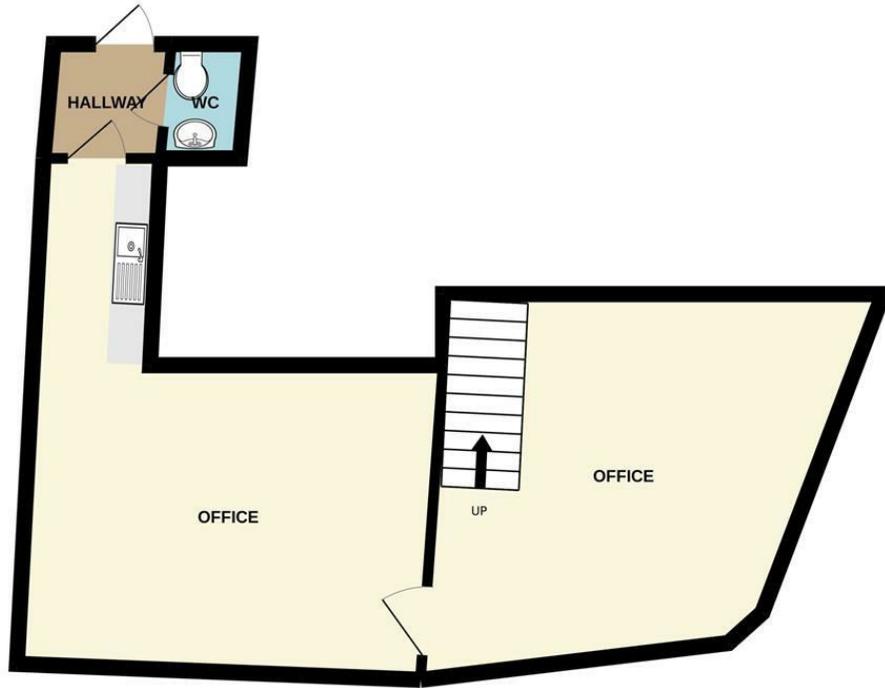
Currently let for £975 per calendar month until September 2027, this property not only offers a solid investment with a reliable income stream but also the potential for future growth in a sought-after location. With its modern features and prime positioning, this commercial unit is a remarkable opportunity for those looking to establish or expand their business in the heart of Boscombe.



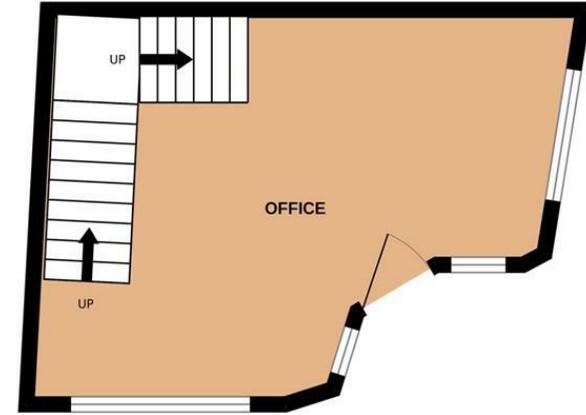
FEATURES & SPECIFICATIONS

- Commercial Split Level Shop Unit
- Commercial split-level unit
- Ground floor and basement
- Prime corner location
- Kitchenette and WC included
- Modern design throughout
- Located in Boscombe
- 646 sq ft space
- Currently let for £975pcm
- Double glazing installed

BASEMENT
414 sq.ft. (38.4 sq.m.) approx.



GROUND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 646sq.ft. (60.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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.
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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		
(09-00) C		
(05-08) D		
(30-54) E		
(21-30) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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