

FOR SALE

TOWN CENTRE OFFICES WITH DEVELOPMENT POTENTIAL

97 SQ M // 1,027 SQ FT



BUSINESS SPACE

goadsby

3 LORNE PARK ROAD

CENTRAL OFFICES, GROUND FLOOR, BOURNEMOUTH, DORSET, BH1 1AH

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SUMMARY >

- TOWN CENTRE OFFICES
- PARKING AVAILABLE
- 5 SEPARATE OFFICE SUITES
- KITCHENETTE
- PRIOR APPROVAL GRANTED FOR 2 FLATS

PRICE: £199,950 EXCLUSIVE OF VAT



REF:
082896

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C - 61
EPC Rating

Location

Lorne Park Road is accessed from Old Christchurch Rd, which leads to the main retail and leisure areas of Bournemouth.

Approximate Distances

Transport

- A338 Wessex Way – 600m
- Bus stops – positioned regularly along Old Christchurch Road
- Bournemouth mainline rail and coach stations – 1km
- Beryl bike stations – 250m

Retail/Amenities

- Café Nero – 500m
- Turtle Bay – 250m
- Esquires Coffee – 450m
- BH2 Leisure Complex – 800m
- Subway – 170m
- Greggs- 500m

Car-parks

- Maderia Road car-park (382 spaces) – 350m

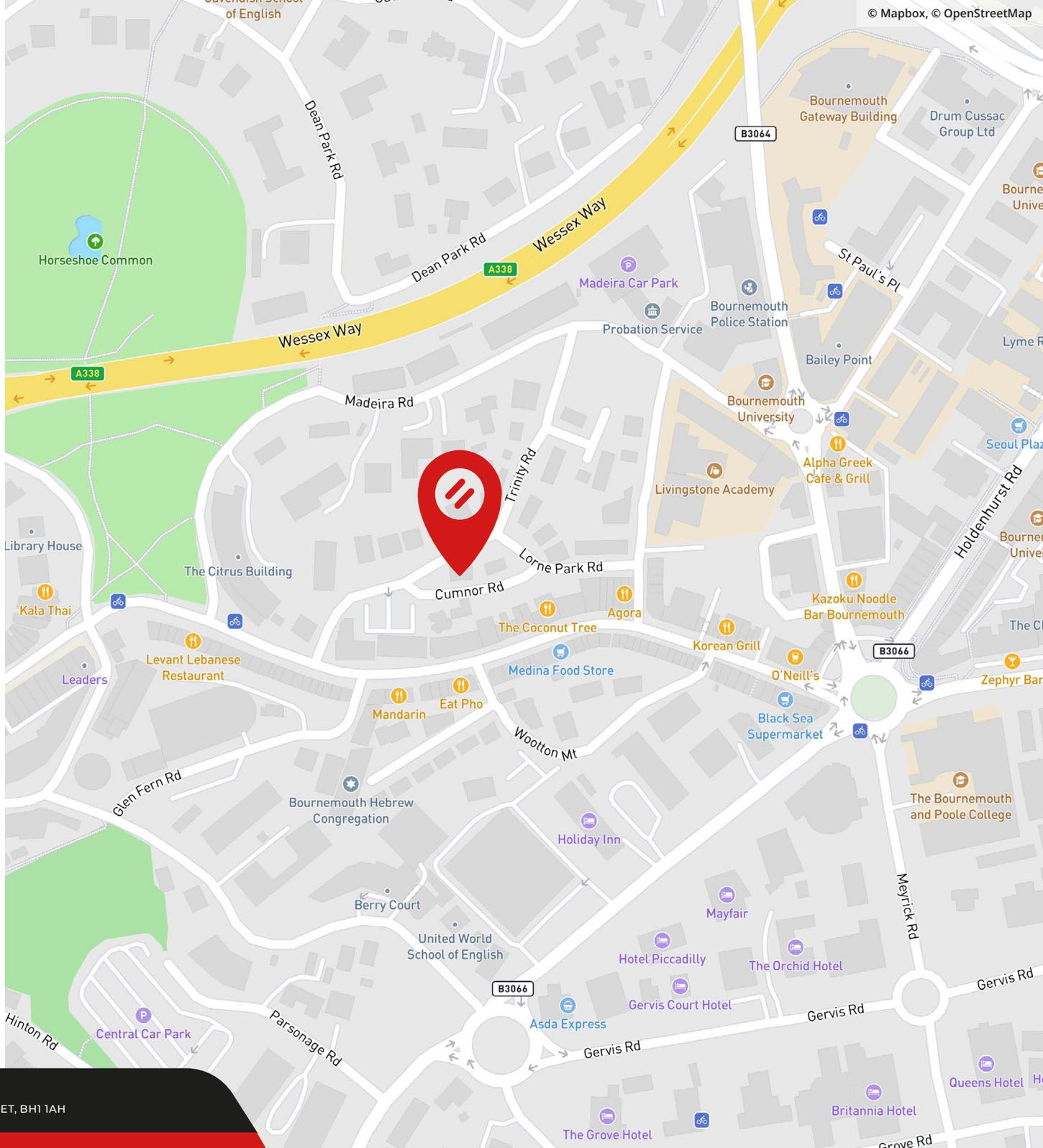
Approximate distances sourced from Google maps.

Specifications

- Carpets
- Lighting
- 5 Individual suites
- Suspended ceiling
- Kitchenette
- WC
- Double glazed windows

Car Parking

There is allocated parking available.



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Accommodation

Suite A	16 Sq M // 168 Sq Ft
Suite B	21 Sq M // 221 Sq Ft
Suite C	18 Sq M // 193 Sq Ft
Suite D	20 Sq M // 211 Sq Ft
Suite E	22 Sq M // 234 Sq Ft

Total Net Internal Area **97 Sq M // 1,027 Sq Ft**

Tenure

The premises are available with vacant possession and are secured by way of a long leasehold interest; a 999-year lease granted on 20th April 2022.

Development Potential

Prior approval has been granted for 2 flats on 25/03/24 (application number [7-2023-1489-L](#))

Price

£199,950 exclusive of VAT

Rateable Value

£13,750 (1.04.23)

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 sole agents Goadsby, through whom all negotiations must be conducted.



Joshua Adamson
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Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

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.



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