



In Partnership With



57 High Street

Christchurch, BH23 1BB

Former Bank Premises

8,101 sq ft

(752.61 sq m)

- Period building in prime central position
- Substantial car parking to the rear
- Freehold sale
- Nearby retailers: Superdry, Card Factory, Subway, Specsavers and Cafe Nero
- Conversion possible, subject to planning
- Offers in excess of £850,000

Summary

Available Size	8,101 sq ft
Rates Payable	£34,304 per annum
Rateable Value	£67,000
VAT	All prices are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	C (52)

Location

Christchurch is a town on the south coast of Dorset, with a population of circa 31,000. It makes up part of the eastern most part of a bigger conurbation which includes Poole and Bournemouth and Boscombe to the west. Christchurch is around 25 miles to the west of Southampton, and 100 miles south west of London.

The subject property is situated in a central position on the High Street, a relatively prosperous retail pitch serving the surrounding residential area as well as the tourists who visit the popular Priory, and coastal features. The High Street is home to a number of national retailers such as M&S. Saxon Square shopping centre has further national operators such as: Costa, Caffè Nero, Greggs, Millets and Iceland.

Description

This Grade II listed property is arranged over ground, first, second and basement floors. The property benefits from substantial car parking to the rear that offers parking for approximately 24 cars.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,876	360.09
1st	2,979	276.76
2nd	911	84.63
Basement	335	31.12
Total	8,101	752.60

Terms

Offers in excess of £850,000.

Tenure

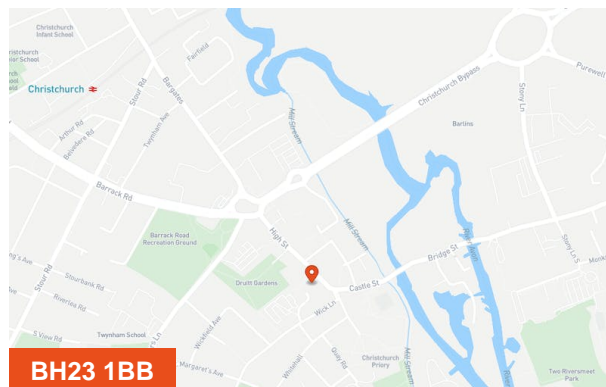
Freehold.

Anti Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, the purchasers will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.

Conservation Area

The property is located within the Christchurch Central conservation area.



Viewing & Further Information

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