



**GROUND FLOOR, 1141 CHRISTCHURCH ROAD,  
BOURNEMOUTH, BH7 6BW**

**OFFICE TO LET**

**1,032 SQ FT (95.88 SQ M)**



# Summary

## SELF-CONTAINED OFFICE

<b>Available Size</b>	1,032 sq ft
<b>Rent</b>	£18,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
<b>Rateable Value</b>	£20,250 (from 1.04.23)
<b>Service Charge</b>	We have been advised there is currently no service charge payable.
<b>EPC Rating</b>	C (68)

- Ground floor, self-contained office/business premises.
- 2 allocated car parking spaces.
- Suitable for a variety of uses (subject to planning)



# Location



**Ground Floor 1141  
Christchurch Road,  
Bournemouth, BH7 6BW**

The premises occupy a prominent position on the A35 Christchurch Road and form part of a wider retail parade in Pokesdown. Pokesdown train station is approximately half a mile distant, and the A338 Wessex Way is approximately 1.2 miles distant from the premises.

Nearby occupiers include Costa Coffee, Natterjacks Vets and Sainsburys Local.





# Further Details

## Description

The premises comprise the ground floor of a 3 storey multi-use building of brick construction with a pitched tiled roof. The self-contained accommodation has access directly off Christchurch Road and rear access through the car park. The accommodation is currently arranged as a main office with 2 partitioned offices/meeting rooms and a kitchenette. There is a unisex W.C and the car parking is accessed off Hambledon Road. There are suspended ceilings, LED lighting, gas central heating and blinds.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	1,032	95.88	Available
<b>Total</b>	<b>1,032</b>	<b>95.88</b>	

## Lease Terms

Available by way of a new full repairing and insuring lease for a negotiable term with periodic upwards only rent reviews.

## Use Class

A change of use from Class D1 to a solicitors office (Class A2) was granted in 2015.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## VAT

Our client has advised us that VAT is not payable on the rent.



## Enquiries & Viewings



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