



GROUND FLOOR OFFICE TO LET

NEW LEASE £14,000 p.a.

 **GROUND FLOOR OFFICE SUITE 1, CHAPEL STUDIOS, 14 PUREWELL,
CHRISTCHURCH, DORSET BH23 1EP**



KEY FEATURES

- Ground floor offices which have been partitioned to create 3 offices
- Net internal area: 1,183 sq.ft. (109 sq.m.) approx.
- Alternative uses including fitness and medical would be considered

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SITUATION & DESCRIPTION

Chapel Studios is located about ½ a mile East of Christchurch Town Centre close to the traffic light junction where Sopers Lane, Bridge Street and Purewell all meet. Chapel Studios is located opposite the Smugglers Public House

Chapel Studios comprises a two storey office building with occupiers including ARC Architects and a structural Engineering company

The premises comprises the ground floor front office. The accommodation has been partitioned to create 3 offices and dwarf walls have been installed to divide the office space further. At the rear of the ground floor are communal kitchenette and male and female cloakroom facilities.

The landlords would consider all uses within Use Class E and they would be willing to allow the incoming tenant to reconfigure the layout if required

ACCOMMODATION

Width	30'04" (9.2m)
Depth	41'00" (12.5m)
Net Internal Area	1,183 sq.ft. (109 sq.m.) Approx.

Communal Kitchenette male and female cloakrooms

EPC RATING -

Rating E

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RATEABLE VALUE

Currently £14,250 (previously £12,000)

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

PLANNING

Long established use as Offices within Use Class E

Alternative uses within Use Class E including medical and fitness would be considered.

TENURE

.The premises are available on a new lease with terms to be negotiated at a rental of £14,000 p.a .The Landlords have their own legal documents prepared for the letting

There is a service charge that covers the water gas and electricity. Further information upon request

The incoming tenant will pay a 3 month rent deposit

LEGAL FEES

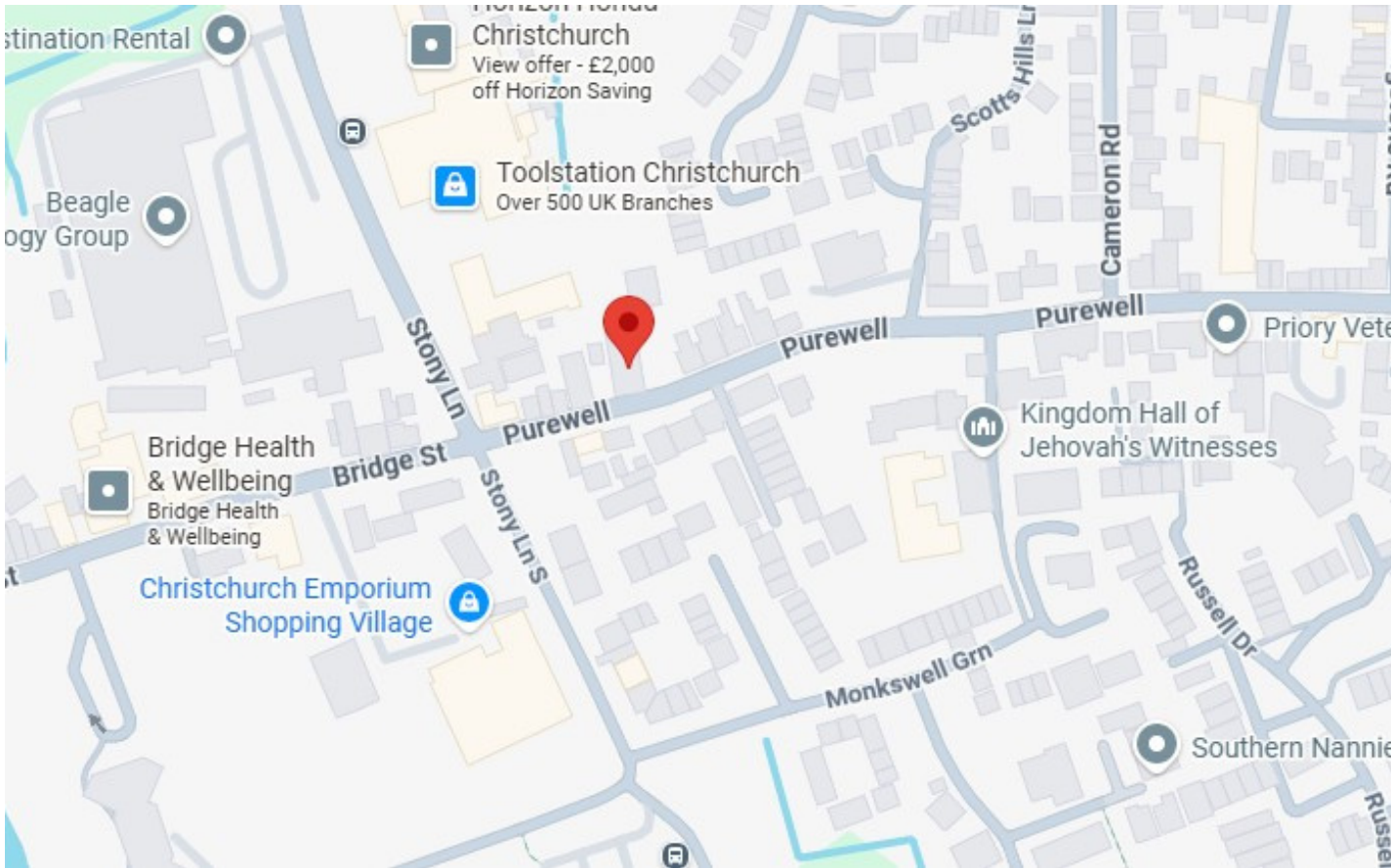
The incoming tenant will be responsible for their own legal fees.

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MAP

LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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