



3993

**TO LET**

**First Floor  
Suitable for D2 leisure use  
(subject to obtaining necessary consents)  
3,172 sq ft**

**AT**

**Under £5 per sq foot**

**673-675 CHRISTCHURCH ROAD  
BOSCOMBE  
BOURNEMOUTH  
BH7 6AA**



CHARTERED SURVEYORS    COMMERCIAL PROPERTY CONSULTANTS

Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

[www.nettleshipsawyer.co.uk](http://www.nettleshipsawyer.co.uk)

## **Location**

The premises are situated in a good secondary trading position being adjacent the prime pedestrianised section of Christchurch Road with its abundance of High Street “names” in this major suburb, approximately 1.5 miles east of Bournemouth Town Centre.

## **Accommodation**

Wide Access Stairway from Christchurch Road

Leading to:-

Two open plan areas – 3,172 sq ft

This is available to shell specification with cloakroom/wc

## **Lease**

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of **£16,000** per annum.

## **Rates**

To be separately assessed.

## **Viewing**

Strictly by appointment with Sole Agents:

**Nettleship Sawyer**  
**FAO Stephen Chiari**  
e-mail: [stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)  
Tel: 01202 556491

## **IDENTIFICATION**

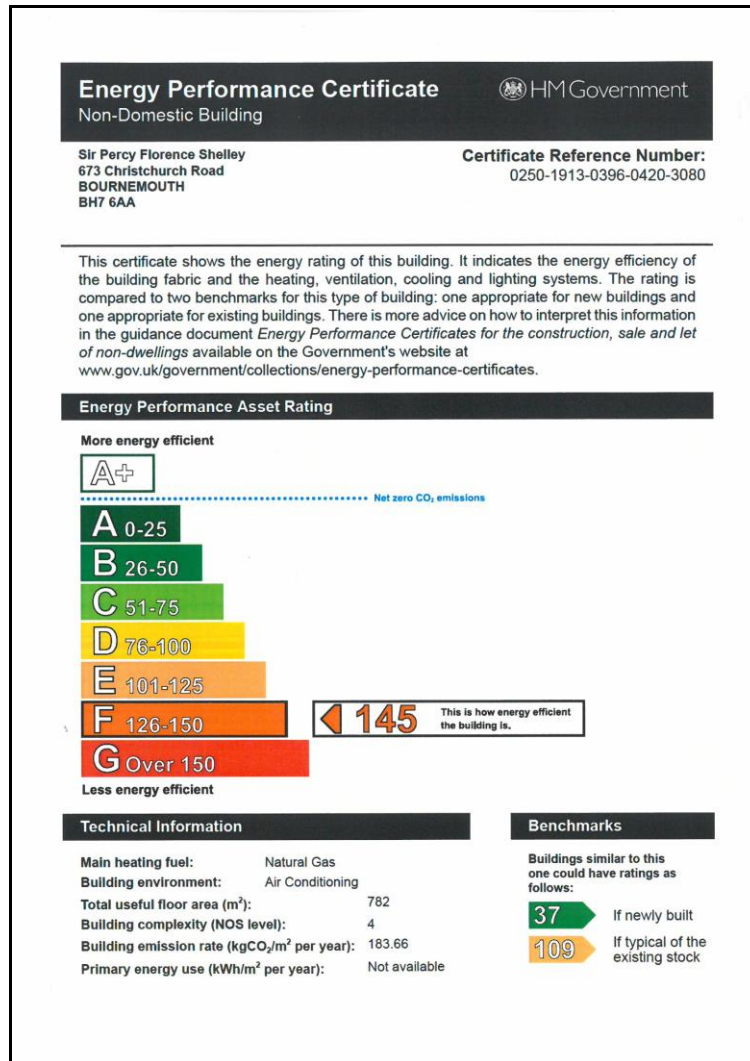
Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

## Energy Performance Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.



Property Misdescription Act and Misrepresentation Act: These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. Nettleship Sawyer cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and the prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. No employee of Nettleship Sawyer has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. Rents or prices quoted in these particulars may in addition be subject to VAT. Nettleship Sawyer will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.