



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 111 OLD CHRISTCHURCH ROAD BOURNEMOUTH BH1 1EP



### Retail / Offices Premises TO LET

- Ground floor shop with offices over 3 floor
- Shop area: 843.89 sq.ft. (78.4 sq.m.)
- New lease
- Total floor area: 3730.91 sq.ft. (348.30 sq.m.)

**Available on a new  
lease at £42,000**

Arrange a viewing today

Tel: 01202 551821

E-mail: [bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)

## SITUATION / DESCRIPTION

The property is located within the pedestrianised section of Old Christchurch Road. Nearby occupiers include Fat Face, STA Travel, Flight Centre, Café Nero, TK Maxx, Solutions Inc and Trailfinders, national banks and building societies plus estate agents.

The property comprises a ground floor shop and basement with offices over 3 floors.

## ACCOMMODATION

### **Ground Floor**

Sales Area: 843.89 sq.ft. (78.4 sq.m.)

### **Basement**

Total area: 699.54 sq.ft. (65 sq.m.)

### **First floor**

Office 1 122.27 sq.ft. (11.36 sq.m.)

Office 2 516.68 sq.ft. (48 sq.m.)

Office 3 223.35 sq.ft. (20.85 sq.m.)

Office 4 101.93 sq.ft. (9.47 sq.m.)

Total floor area: 946.23 sq.ft. (89.58 sq.m.)

### **2nd floor**

Office 5 224.10 sq.ft. (20.82 sq.m.)

Office 6 179.11 sq.ft. (16.64 sq.m.)

Office 7 112.91 sq.ft. (10.49 sq.m.)

Office 8 109.14 sq.ft. (10.14 sq.m.)

Total area: 625.26 sq.ft. (58.09 sq.m.)

### **Third floor**

Office 9 214.30 sq.ft. (19.91 sq.m.)

Office 10 180.18 sq.ft. (16.74 sq.m.)

Office 11 100.21 sq.ft. (9.31 sq.m.)

Office 12 121.30 sq.ft. (11.27 sq.m.)

Total area: 615.99 sq.ft. (57.23 sq.m.)

Total nett area: 3730.91 sq.ft. (348.30 sq.m.)

## RATEABLE VALUE - £37,250

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

B1 Office use

We are advised that the premises have B1 office use but all applicants should rely upon their own enquiries.

## TENURE

Available on a new lease with terms to be negotiated at £42,000 p.a.

Ellis and Partners can prepare a new tenancy agreement for a term of up to three years at a cost of £350 plus VAT to the incoming tenant, or alternatively a tenancy agreement for a term of up to six years can be prepared in house at a cost of £550 plus VAT to the incoming tenant.

## EPC RATING E



## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



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.

Ellis and Partners (Bournemouth) Ltd No. 6522485

Registered in England and Wales. Registered Office: 4 Dean Park Crescent, Bournemouth, Dorset BH1 1LY

