

TO LET

**Self-contained ground floor
office suite – 314 sq ft**

At

**456a Castle Lane West
Bournemouth
BH8 9UA**

- ◆ **Busy main road location immediately opposite Castlepoint Shopping Centre**
- ◆ **Service road parking immediately adjacent and in side roads (unrestricted)**
- ◆ **2 / 3 room suite providing 314 sq ft**
- ◆ **UPVC double glazing**
- ◆ **Fitted kitchen**
- ◆ **New lease**
- ◆ **Rent £140 per week**
- ◆ **No rates payable, subject to status**



LOCATION

The property is located on the ground floor with its own separate access door onto Castle Lane West between the junctions with Bradpole and Evershot Road, in an established shopping parade that includes Subway and a Premier convenience store, and immediately opposite the Castlepoint Shopping Centre and library. Castle Lane West is a busy main thoroughfare and main bus route, approximately 2 miles north of Bournemouth town centre.

There is a service road immediately in front of the building offering unrestricted parking in the adjoining roads.

ACCOMMODATION

Reception office - 93 sq ft

Main office - 148 sq ft

Kitchen / store - 73 sq ft

With fitted worktops, cupboards over and under stainless steel single drainer sink unit

Cloakroom / WC

LEASE

The property is offered by way of a new full repairing and insuring lease, terms to be agreed, at a commencing rent of **£7,280** per annum exclusive, (£140 per week) subject to periodic reviews.

Our clients will require a 3 month rent deposit as security.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



BUSINESS RATES (source: www.voa.gov.uk)

Rateable value - £3,250 (April 2023)

Small Business Rate Relief will apply (subject to status)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through Sole Agents, Nettleship Sawyer



Contact – Stephen Chiari

stevec@nettsawyer.co.uk

Tel: 01202 550245

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

