



Ref: 2409

TO LET
GROUND FLOOR
OFFICE SUITE
ABCHURCH CHAMBERS
24 ST PETERS ROAD
BOURNEMOUTH
BH1 2LN
490 SQ FT (45.5 M²)



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS
Helting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

www.nettleshipswayer.co.uk

Abchurch Chambers is strategically located in the centre of Bournemouth, close to The Burlington Arcade and within ½ mile of The Square. There are numerous bus services using St Peters Road and various public car parks in the near vicinity.

Accommodation

Abchurch Chambers is a mid terraced, brick built office building offering quality office accommodation. The ground floor area is currently arranged as 4 offices with the following available as a single suite:-

Office	235 sq ft
Boardroom	<u>255</u> sq ft
Total	490 sq ft

The offices are carpeted throughout and have various light fittings. There is an air conditioning unit in the Boardroom. There is a door entry phone system for the building and a security lock on each of the ground floor areas.

There is shared use of male and female WC/wash facilities.

Tenure

The premises are available on a new lease, for a term to be negotiated. Any lease will incorporate regular upward only rent reviews.

The commencing rental will be **£7,000 per annum exclusive**. VAT is not payable on the property.

Service Charge

The prospective tenants of the suite will be liable for their due proportion of the heating and repair costs which will be levied by the landlords. The suite has its own electricity meter.

Rates

The District Valuer's website provides the following information:-

Rateable Value: £4,500 (1 April 2017)

Source: www.voa.gov.uk

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Disclaimer

At no time have the agents undertaken a structural survey or tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or have appropriate statutory consents. Interested parties are advised to obtain verification from their solicitor or surveyor.

Viewing

Strictly by appointment through the landlords' agents:

FAO: Joe Lee
Nettleship Sawyer
Tel: 01202 556491
e-mail: joe@nettsawyer.co.uk

IDENTIFICATION

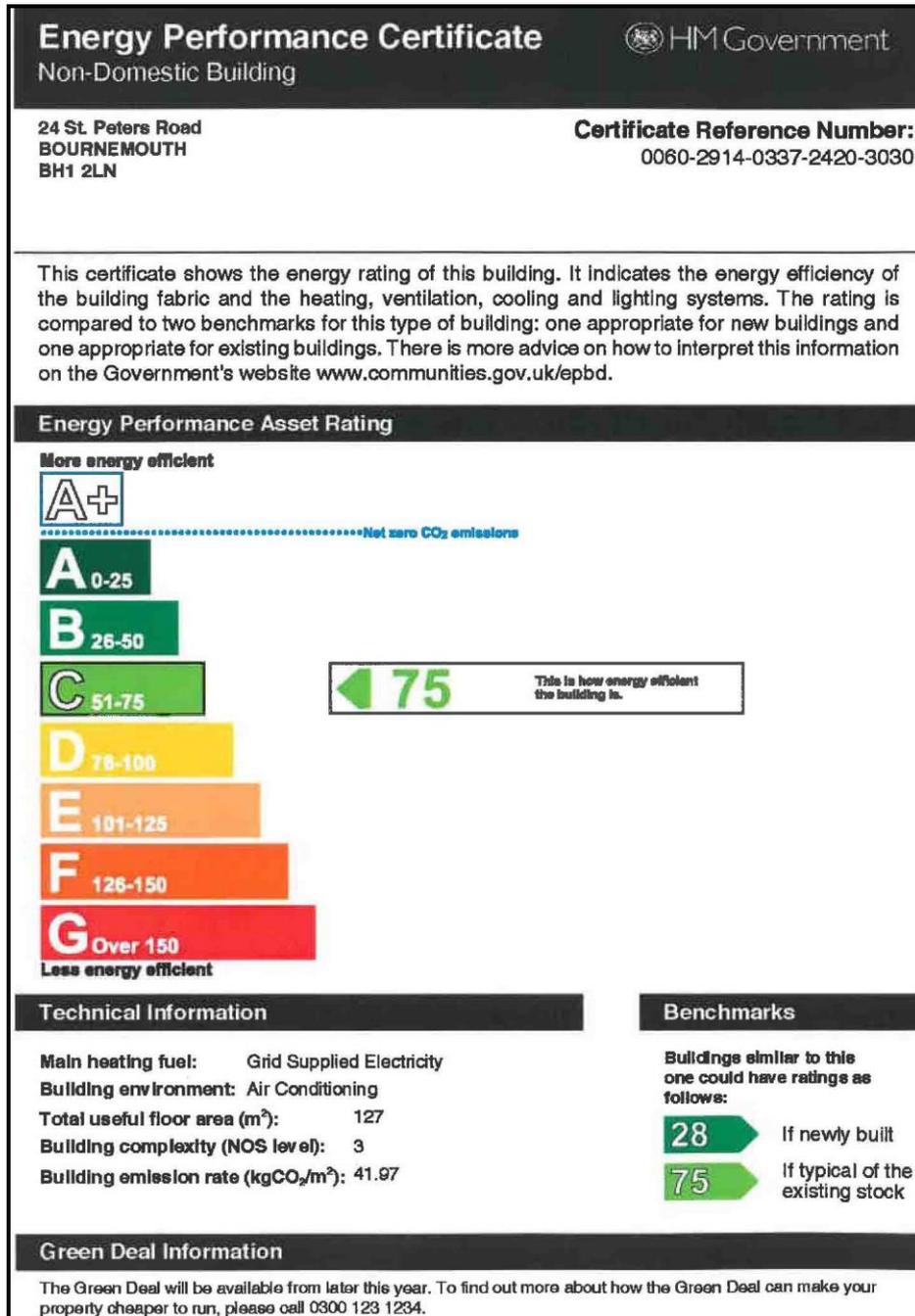
Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

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.



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