

TO LET / FOR SALE

A2 OFFICE / SHOP

CENTRAL CHRISTCHURCH

At

4 Wick Lane
Christchurch
BH23 1HX

- ◆ Located in the heart of 'old town' Christchurch
- ◆ Most attractive bay shop front
- ◆ Conservation area
- ◆ 617 sq ft office / shop
- ◆ Outside garden area
- ◆ New lease
- ◆ No rates payable (subject to status)
- ◆ Rent - **£12,000** per annum exclusive
- ◆ Sale - **£185,000** – long leasehold



Reference: 30064/SGC

LOCATION

The property is situated in the very heart of Christchurch old town only a matter of yards from the High Street and being opposite Pizza Express, close to Fred Olsen Travel, Lloyds Bank, Arcado Lounge and O2. There is also a good mix of local retailers, restaurants and bars and quality residential properties in the immediate vicinity,

The property also benefits from on street car parking and the principal Christchurch Town Centre Public Car Park which is accessed off Wick Lane.

ACCOMMODATION

Accommodation

Main Office/Shop with beamed ceiling and feature red brick fireplace.

Internal Width 19' 11" max
12' 4" min

Internal Depth 21' 10"

Net Floor Area 333 sq ft

Kitchenette - 57 sq ft with stainless steel single drainer sink unit, fitted worktops with cupboards under, electric hot water heater.

Rear Office 1 86 sq ft

Rear Office 2 198 sq ft

Cloakroom/WC

The highly attractive accommodation has the benefit of being fully carpeted, electric night storage heaters, part uPVC double glazing.

Outside - Rear enclosed garden area

MEANS OF DISPOSAL

Either

By way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of **£12,000** per annum exclusive, subject to periodic rent reviews.

Sale

999 year lease at a peppercorn rent.

Price

£185,000

RATEABLE VALUE (source: www.voa.gov.uk)

£10,500 (1 April 2017)

Small business rates 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:-



Contact – Stephen Chiari

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