

TO LET

Lock up Shop/Office

At

297 Charminster Road
Bournemouth
BH8 9QP

- ◆ Located in a prominent corner position
- ◆ Well presented
- ◆ Suitable for use as an office or shop
- ◆ 633 sq ft
- ◆ New lease
- ◆ Rent **£12,000** per annum exclusive
- ◆ No rates (subject to status)



Reference: JA.30078/SGC

LOCATION

The premises are located in a prominent corner position on the main Charminster Road at the junction with Hankinson Road. The immediate area is well served by a variety of shops, offices and other users. The premises are suitable for use as an office or retail shop.

ACCOMMODATION

A double fronted shop unit comprising front and rear offices with fitted kitchen and cloakroom to the rear.

Front Office 18' 6" x 24'8" - 456 sq ft
Rear Office 13'10" x 12'10" - 177 sq ft

With concealed lighting to the front and rear offices.

Kitchen 9'9" x 6'3"

Fitted worktop with seating space underneath.

Single drainer stainless steel sink unit with electric water heater and fridge space.

Cloakroom with WC, wash hand basin and water heater.



LEASE

New lease on terms to be agreed at a rental of **£12,000** per annum exclusive. Full repairing and insuring lease by way of service charge contribution of 25%.

Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax and all interested parties must satisfy themselves as to the incidence of VAT in respect of any transaction.

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

Rateable value - £5,400

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band C (72)

The full EPC and recommendations report are available on request.



SERVICE CHARGE

An apportioned service charge will be levied on the tenant to recover the cost of maintenance, decoration, insurance and cleaning etc including the common parts.

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 agents: -



Steve Chiari
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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.