

## TO LET

### Town Centre Office / Shop (Class E)

At

**6 Castle Street  
Christchurch  
BH23 1DT**

- ◆ Busy town centre location adjacent Lloyds Bank and close to Loungers and Pizza Express
- ◆ Grade II Listed building in Conservation Area
- ◆ Attractive front office / shop and 2 further offices
- ◆ 536 sq ft
- ◆ Gas central heating and part air-conditioned
- ◆ New Lease
- ◆ Rent – £15,600 per annum exclusive



## LOCATION

This most attractive Grade II listed property is situated within the Town Centre conservation area in a much sought after location in the "Old Town". Lloyds Bank is immediately adjacent and other multiples nearby include Pizza Express, Loungers and Ladbrokes.

There is a good mix of professional office occupiers, tourist related shops, cafes / bars and restaurants within the immediate vicinity.

## ACCOMMODATION

### Ground Floor

#### Main Office / Shop

Internal Width 17' max

Depth 17' 2"

Net floor area 257 sq ft

Door to:

Office 1 / Rear shop 152 sq ft

Office 2 127 sq ft

Total Net floor area 536 sq ft



### Kitchen

With fitted worktops, cupboards, over and under new glow worm gas boiler (hot water and heating) and stainless steel single drainer sink unit.

### Ladies Cloakroom

### Gents Cloakroom

## LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of £15,600 per annum exclusive, subject to periodic reviews.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value £12,250

Some small Business Rates Relief will apply (subject to status)

## 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:-

Contact – Stephen Chiari

[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk) / 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](#)



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.