NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET / FOR SALE

Detached Store and Office

67 Spring Road
Springbourne
Bournemouth
BH1 4PZ

- Close to Bournemouth Town Centre
- Two-Storey detached property
- Ground floor – 1,029 sq ft
- Steel roller shutter door access
- 3.2m eaves height to store
- On-site parking for 2/3 cars
- Possible development potential (STPP)
- For sale Freehold - £269,950
- To let - £15,000 pax





01202 556491
www.nettleshipsawyer.co.uk

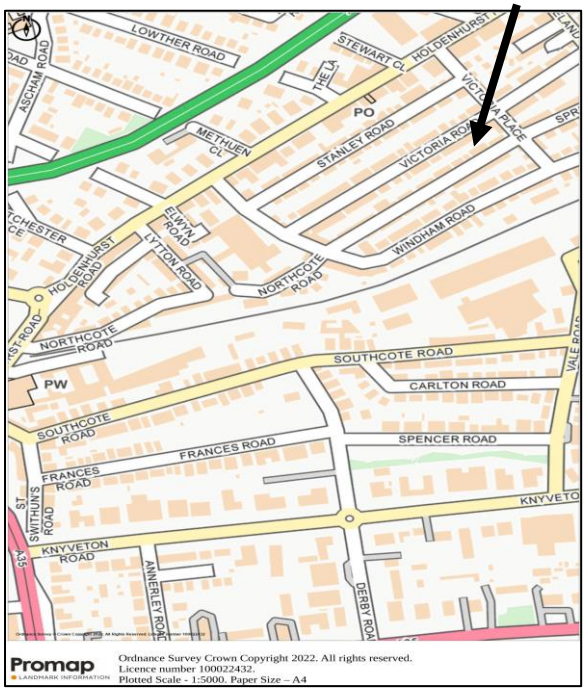
Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The property occupies a sought after location, close to the Lansdowne, Bournemouth's commercial centre and Bournemouth Railway Station.

Spring Road is predominantly residential and sits between Windham Road and Holdenhurst Road mid-way between Bournemouth Town Centre and Boscombe.

There is unlimited on-street car parking throughout Spring Road.



ACCOMMODATION

Ground Floor

Reception Office	142 sq ft
Cloakroom / WC	
Main Store	887 sq ft

With steel roller shutter door

3.2 m to eaves

Stairs to

First Floor

Currently divided into 3 offices

Office 1	166 sq ft
Offices 2/3	219 sq ft

The office accommodation has the benefit of:

- UPVC double glazing
- Wall trunking
- Night storage heaters
- Broadband
- Carpeting

PARKING

Outside

On-site forecourt parking for 2-3 cars

MEANS OF DISPOSAL

To Let
On a new full repairing and insuring lease, terms to be agreed at a rent of £15,000 pax

For Sale
Price £269,950

BUSINESS RATES source: www.voa.gov.uk

Rateable Value £17,000 (From 1st April 2026)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (82).

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 the Sole Agents:-

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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, UTILILTIES 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.

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