NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET REDUCED

SELF-CONTAINED OFFICE UNIT

57b Poole Road
Westbourne
Bournemouth, BH4 9BA

- Situated in the heart of popular Bournemouth suburb only 1 mile from Town Centre
- Totally self-contained office building
- 295 sq ft
- Flexible terms
- Rent now only £110 per week
- No rates – subject to status





01202 556491
www.nettleshipsawyer.co.uk

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

LOCATION

The property is well located in the very heart of this bustling, popular, affluent Bournemouth suburb, approximately 1 mile to the west of the Town Centre.

The premises are accessed from a service road to the rear of Poole Road / Seamoor Road at the eastern most end of Poole Road.

Poole Road is on a main bus route and there is a good amount of on street parking and public car parks in Westbourne.

ACCOMMODATION

Lower Ground Floor

Accessed from rear service road.

Main office 261 sq ft

Kitchen 34 sq ft with stainless steel single drainer, fitted cupboards and worktops.

Cloakroom / WC

Outside space

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

LEASE

The premises are offered by way of a new lease, terms to be agreed at a commencing rent of £5,720 pax (only £110 per week). Further terms to be agreed.

Tenants to be responsible for utilities, building insurance premium and upkeep of property.

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

Rateable value - £3,850 (From 1st April 2026)

Small Business Rate Relief will apply, subject to status.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (75)

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:-

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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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