NETTLESHIP SAWYER | Chartered Surveyors
Commercial Property Consultants

FOR SALE REDUCED

Two Christchurch Town Centre commercial units (Class E use)

At

Units 41a & 41b
Fleur de Lis
41 High Street
Christchurch BH23 1AS





- Town centre location just off Christchurch High Street
- Suit café, office or retail use
- Most attractive courtyard setting
- Two units of 283 sq ft and 477 sq ft
- Constructed only 5 years ago
- Available on 125-year ground leases from 2016
- Price 41a - £40,000
- Price 41b - £85,000
- Viewing recommended

01202 556491
www.nettleshipsawyer.co.uk

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

LOCATION

The properties occupy a most attractive courtyard setting immediately adjacent the very heart of Christchurch Town Centre with its abundance of High Street retailers such as Marks and Spencer Foodhall, the major banks, O2, Specsavers etc.

There is limited on street car parking in the High Street as well as the main town centre public car park to the rear of the development.

ACCOMMODATION

41b (former café)

Internal Width	27' 3"
Depth	17'6"
Net Floor Area	**477 sq ft**
Cloakroom/wc	
Kitchenette	

41a

Internal Width	16' 8" max
Depth	17'
Net Floor Area	**283 sq ft**
Stockroom	40 sq ft
Cloakroom/WC	
Kitchenette	

LEASES

The properties are held on 125 year ground leases from 26.07.2016 at the following ground rents:

41a £525

41b £595

The rents are reviewed every 3rd year from 1 November 2017 and linked to RPI increases.

PRICES

Unit 41a **£40,000**

Unit 41b **£85,000**

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

To be re-assessed

ENERGY PERFORMANCE CERTIFICATE

Unit 41a - Assessment Band B.

Unit 41b – Assessment Band A

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 joint Agents:-

NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

Stephen Chiari
stevec@nettsawyer.co.uk
01202 550245

SIA GROUP
ASSET INGENUITY®

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.

Photographs of 41b High Street











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