



3971

## FOR SALE VIRTUAL FREEHOLD

**SHOP PREMISES  
425 SQ FT (39.5 m<sup>2</sup>)**

**AT**

**843 CHRISTCHURCH ROAD  
POKESDOWN  
BOURNEMOUTH  
BH7 6AR**



CHARTERED SURVEYORS    COMMERCIAL PROPERTY CONSULTANTS

Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

## **Location**

The premises are situated in an established location on this main thoroughfare midway between Boscombe centre and Pokesdown Train Station.

There is on street car parking immediate adjacent.

## **Accommodation**

<u>Shop</u>	Internal Width ~	17' 4"
	Internal Depth ~	14' 4"
	Net Retail Area ~	249 sq ft (23.1 m <sup>2</sup> )

Basement including WC and kitchen ~ 176 sq ft (16.4 m<sup>2</sup>)

## **Tenure**

Long leasehold by way of a new 125 year lease at a ground rent of £250 per annum.

The shop is let for £575 pcm (£6,900 per annum exclusive) on a tenancy at will.

## **Price**

**£69,950**

## **Services**

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

## **Rates**

The District Valuer's website provides the following information:-

Rateable Value - £2,500 (1 April 2017)

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

Small Business Rate Relief may apply.

## **Viewing**

Strictly by appointment through the vendors agents:

**FAO: Stephen Chiari**  
**Nettleship Sawyer**  
**Tel: 01202 556491**

e-mail: [stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)

**FAO: Joe Lee**  
**Nettleship Sawyer**  
**Tel: 01202 556491**

e-mail: [joe@nettsawyer.co.uk](mailto:joe@nettsawyer.co.uk)

## **IDENTIFICATION**

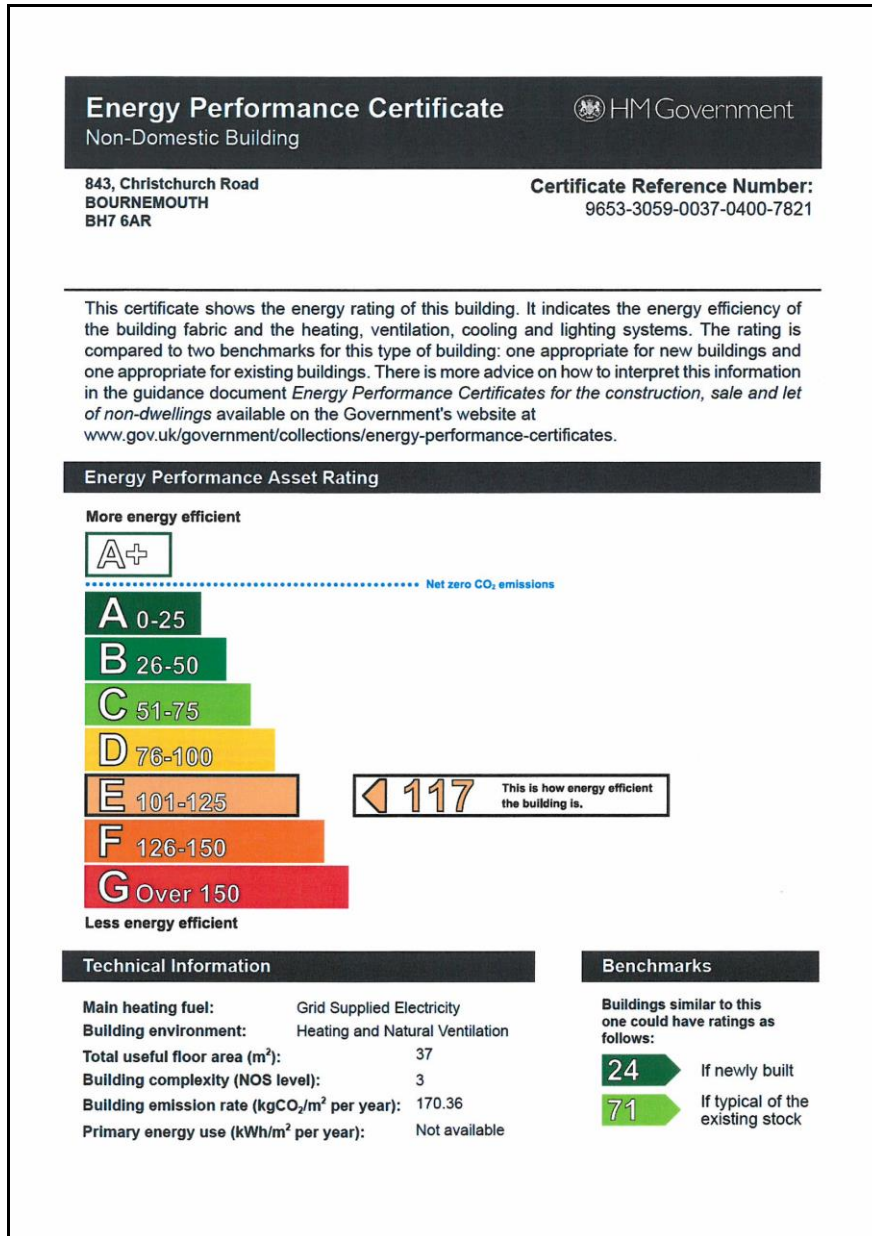
Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing

## Energy Performance Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.



Property Misdescription Act and Misrepresentation Act: These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. Nettleship Sawyer cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and the prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. No employee of Nettleship Sawyer has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. Rents or prices quoted in these particulars may in addition be subject to VAT. Nettleship Sawyer will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.