



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

5-7 POST OFFICE ROAD BOURNEMOUTH BH1 1BB



TOWN CENTRE OFFICES TO LET

- Flexible Terms
- Suite 1—First floor - 100 sq.ft. approx.
- Suite 3—Second floor—100 sq.ft. approx.

**Available on a new
lease at
£200 pcm for
each suite**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Two individual office suites on first and second floors in the heart of Bournemouth town centre, close to all amenities and within easy walk of car parks.

ACCOMMODATION

First Floor Suite 1

100 sq.ft. approx. (9.29 sq.m.)

Second Floor Suite 3

100 sq.ft. approx. (9.29 sq.m.)

Shared cloakroom facilities

RATEABLE VALUE

Under current arrangements (2020) no rates are payable by tenants with no other business premises.

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

EPC RATING—D



TENURE

Available on a new lease with terms to be negotiated at a rental of £200 per calendar month for each suite.

Ellis and Partners can prepare a new tenancy agreement for a term of up to three years at a cost of £350 plus VAT to the incoming tenant, or alternatively a tenancy agreement for a term of up to six years can be prepared in house at a cost of £550 plus VAT to the incoming tenant.

PLANNING

Long established Class B1 retail use

LEGAL FEES

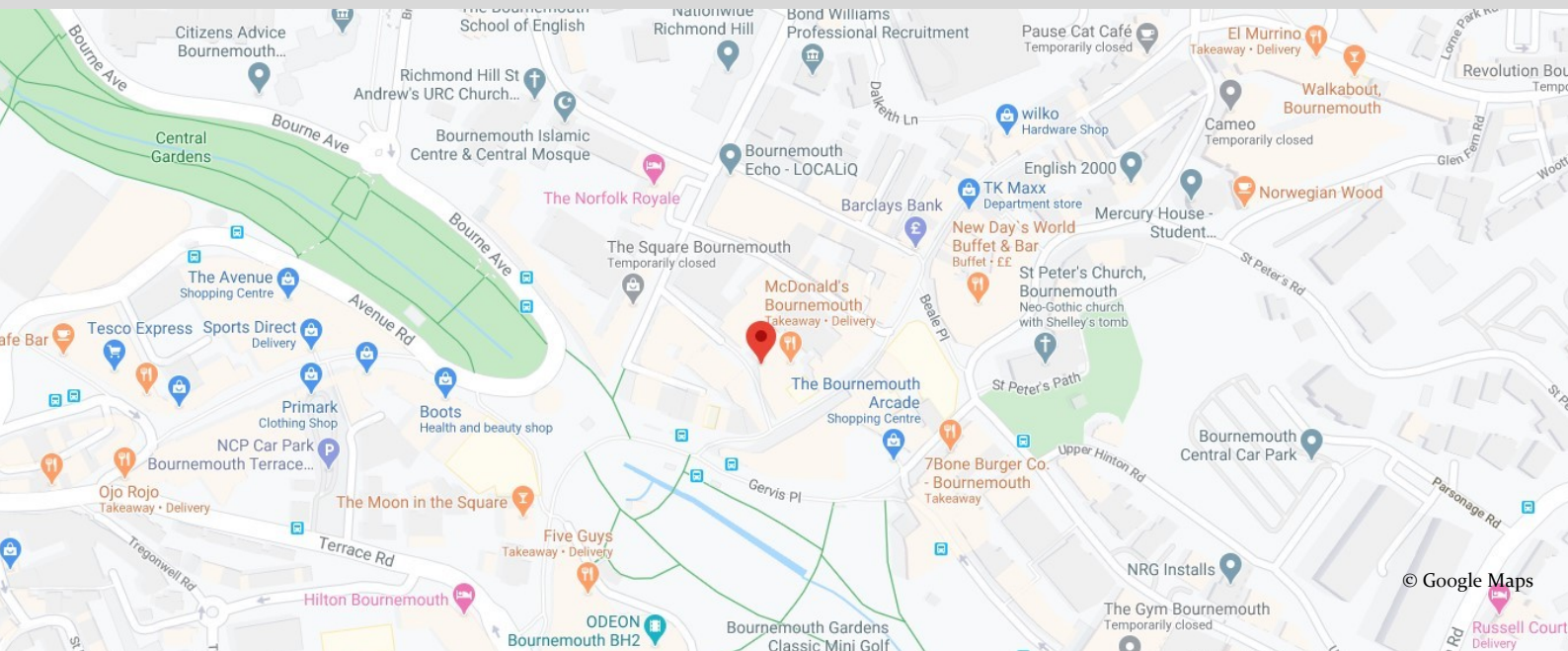
The incoming tenant will be responsible for their own legal fees.

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.