

SITUATION & DESCRIPTION

The land occupies a prominent corner position at the junction of Columbia Road and Kinson road. There are high volumes of vehicles along both roads. Within the immediate vicinity there are residential and commercial properties along both Columbia and Kinson road and neighbouring roads. The nearby residential districts are Ensbury Park, Kinson and Wallisdown

The land is currently leased to a billboard company for road side advertising.

Planning consent has been secured for a 2 storey detached office building of 3,444 sq.ft with 6 parking spaces and 2 disabled parking spaces.

ACCOMMODATION

Ground floor 1,496 sq.ft. (139 sq.m) Approx

First floor 1,948 sq.ft. (181 sq.m) Approx.

Total Floor Area 3,444 sq.ft. (320 sq.m) Approx.

6 parking spaces

2 disabled parking spaces and a Bike store

PLANNING

Planning consent was granted on 15th September 2023 for the erection of a two storey office building (use Class E(c) and E9g(1) with associated access, car parking hard and soft landscaping work, and bin and cycle storage.... (Application No. 7-2023-28492 – A)

Further information is available to email to interested parties or please make your own enquiries to BCP Council planning department

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RATEABLE VALUE -

To be confirmed

PRICE

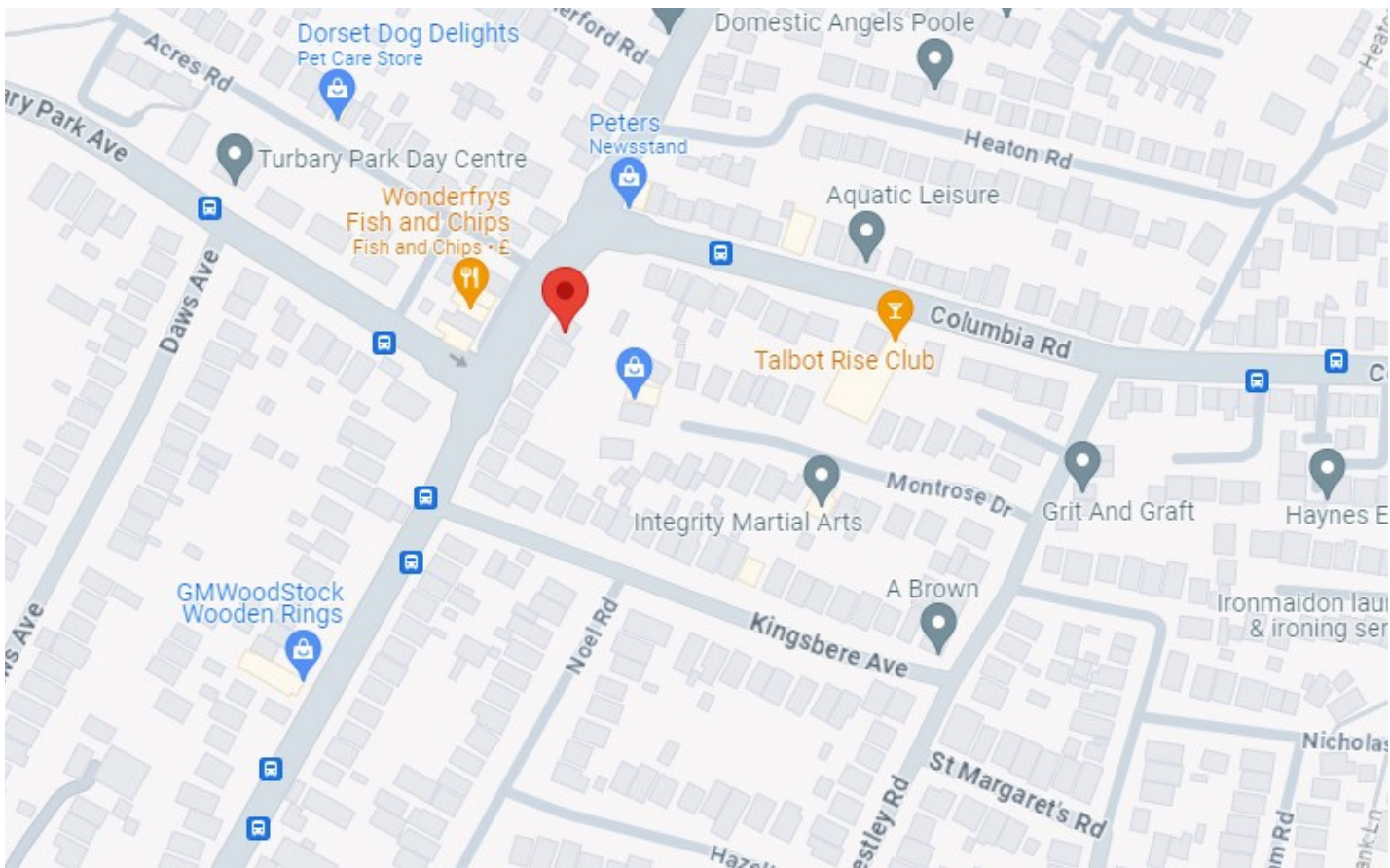
£275,000 Freehold plus VAT.

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 bhcommercial@ellis-partners.co.uk  01202 551821

MAP LOCATION

© Google Maps



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.

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All dimensions to be confirmed on site
before construction.

Notes

Kinson Road
Bournemouth BH10 4DB

METTERS & WELLS
ARCHITECTS

01202 805 805
www.mattersandwells.com
15 Cranborne Rd, Bournemouth, BH10 4DB

Drawing	Proposed
Date	10th 08/20
Order	As shown B-A2
Client	2021-10-10-20
Drawn by	JFM
Revisions	

