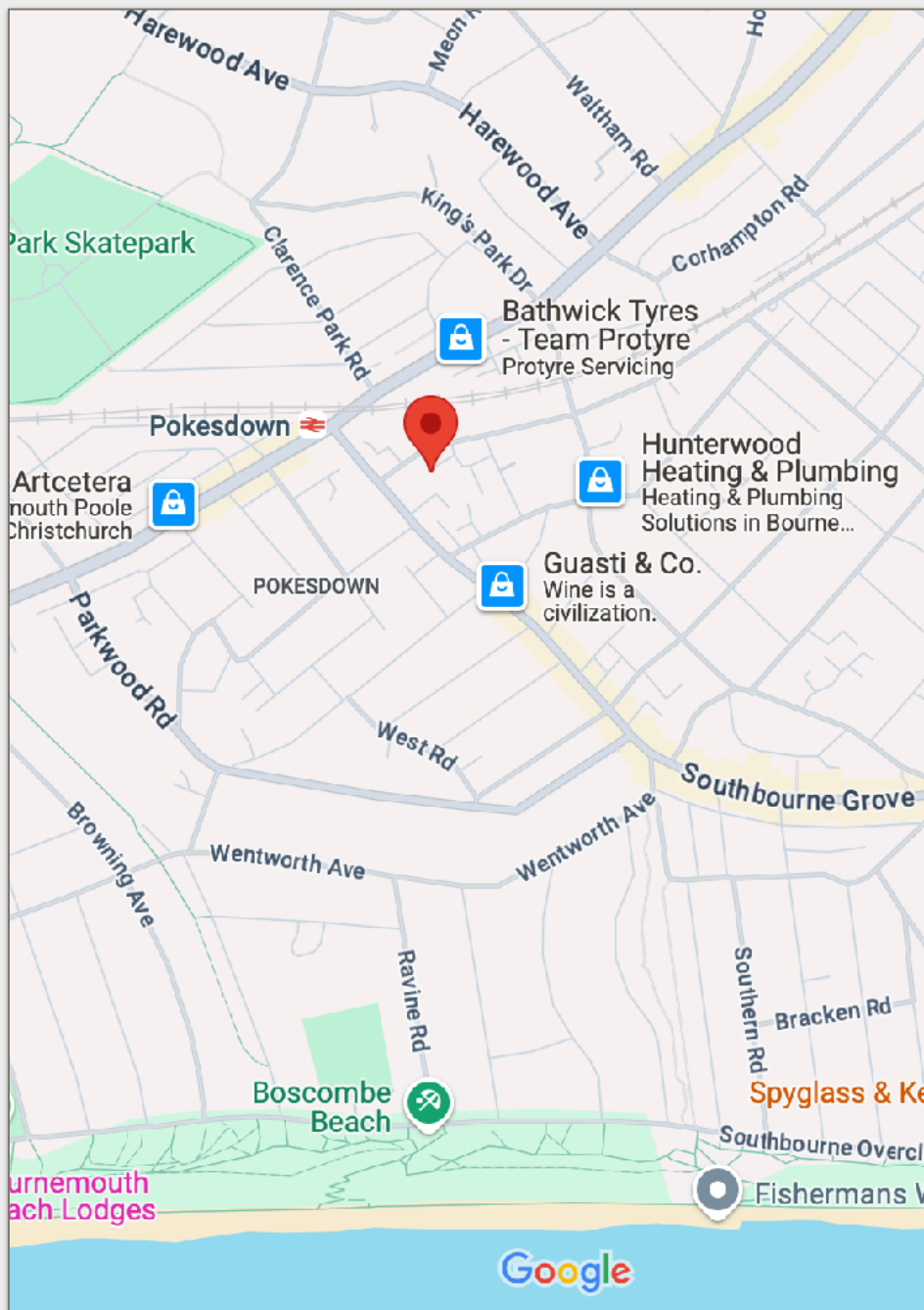


51 Sq.M.  
(549 Sq.ft.)

6 Cromwell Place  
Southbourne  
Dorset  
BH5 2JX



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COMMERCIAL AGENTS AND SURVEYORS



## DESCRIPTION

These brand new offices provide a rare opportunity in a superbly designed building in close proximity to the main high street in Southbourne.

The accommodation is configured to provide open plan space with separate kitchen and a well provisioned bathroom with WC, basin and shower.

Presented in as new condition the space feels particularly bright and benefits from large, feature windows and vaulted ceilings.

Externally the office is offered with a private courtyard accessed directly from the unit.

Further benefits include:

- Wifi connected heating
- Network Points Throughout
- Unrestricted on-street parking nearby
- High quality flooring, windows and doors
- No VAT or service charge payable

## LOCATION

The office is ideally located to provide easy access to Southbourne Centre. This lively and sought after location benefits from a number of shops, restaurants and other service providers. The property also offers easy access to Bournemouth and the major road networks beyond. Pokesdown Train Station, on the main London to Weymouth line, is 300m away.

## TENURE

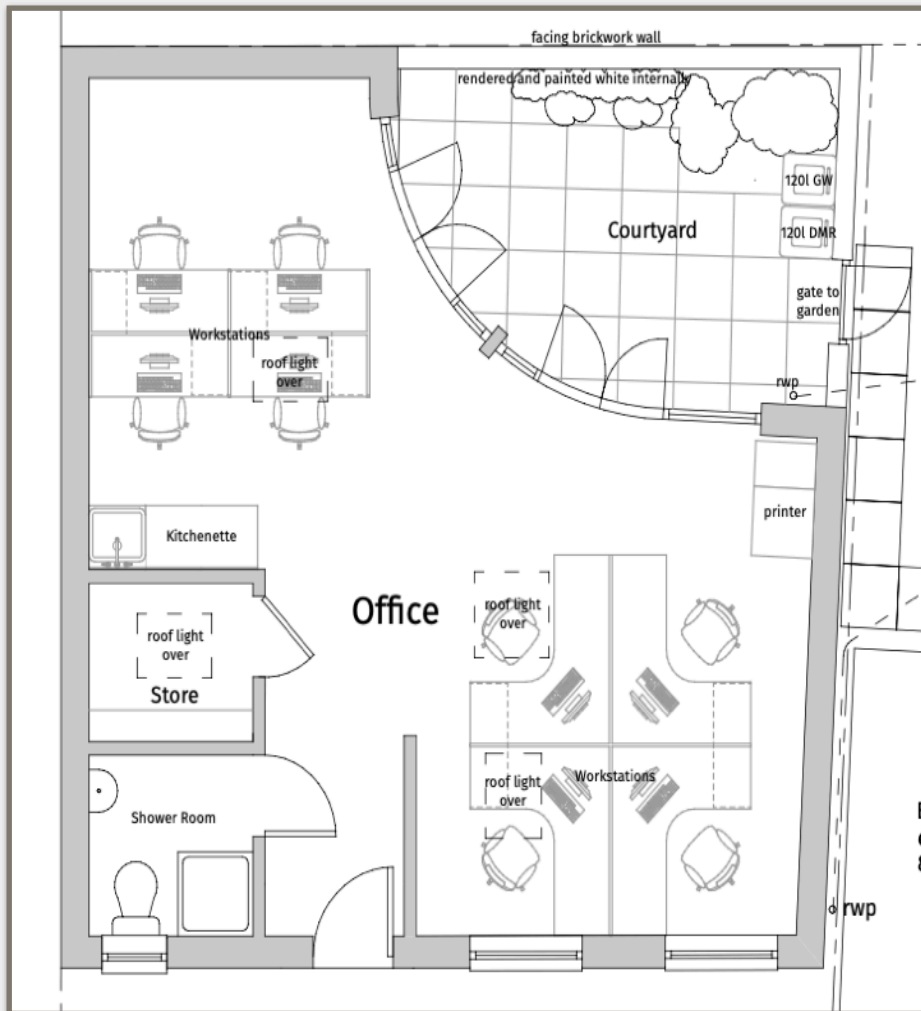
The premises are available to rent by way of new, Full Repairing and Insuring lease for a term to be agreed.

## PRICE/RENT

**£15,000** per annum. We understand that VAT is not payable on this transaction.

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## PLANNING

We understand that the unit has planning consent for class E Commercial use.

In accordance with our usual practice, however, all interested parties are encouraged to contact BCP planning department (01202 123321 with respect to authorised use of the property and their proposed use.

## LEGAL COSTS

Watts Holt 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

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

## BUSINESS RATES

We are awaiting confirmation of the rateable value but would expect the value to be below the threshold of having anything payable.

Eligible occupiers will likely benefit from having a significantly reduced liability for Uniform Business Rates (up to 100% relief where properties have a rateable value of £12,000 or less). Applicants must check their eligibility and entitlement to any related benefits with the relevant Local Authority.

Interested parties are advised to obtain confirmation of the rateable value and rates payable from the local authority.

For more information visit:  
<https://www.gov.uk/introduction-to-business-rates>

## IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract.

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## TRUST, DILIGENCE AND COMMERCIAL SAVVY

Making a name for ourselves on the south coast by winning your trust. Watts Holt are a multi-disciplined agency and consultancy based on the South Coast with years of experience in all aspects of commercial property.

We provide advice on valuations, lettings and sales of all commercial property, including shops, offices, industrial units and land both locally and nationally. As well as providing a full building consultancy service to small and large clients, covering all aspects of the built environment.

Our extensive market knowledge and prompt approach to matters has earned us the reputation as one of the most active agencies in the area, with clients from multi-national property corporations to the smallest investor looking to maximise the value of their portfolio.

With our RICS Regulated surveyors, we provide all clients with a professional and commercial service designed to suit their specific needs and have a wide range of experience in dealing with various building types and construction projects.

Arrange a viewing today

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