

ALL ENQUIRIES

803 Sq.M.

298–304 Charminster Road
Bournemouth

BH8 9RU

Ground and Upper Floor Offices

(8,647 Sq.ft.)



WATTS | HOLT
COMMERCIAL AGENTS AND SURVEYORS

DESCRIPTION

The property comprises substantial ground and upper floor office accommodation situated at 298–304 Charminster Road.

The accommodation is arranged over the ground, first, second and third floors and extends to approximately 803 sq m (8,647 sq ft)

The offices are predominantly cellular in layout and provide a mixture of individual offices, meeting rooms and ancillary accommodation. The ground floor has a reception area and meeting rooms. The existing configuration reflects its current office use and provides functional secondary office accommodation. There is parking to the rear of the property for approximately 7 vehicles.

LOCATION

The property is situated on Charminster Road, an established secondary commercial location within Bournemouth.

The surrounding area comprises a mixture of independent retailers, local service businesses and residential accommodation.

Charminster Road provides access towards Bournemouth town centre and the wider conurbation. The location is principally a neighbourhood commercial and residential area rather than an established core office location.

RENT

On application to the agents.

TENURE

The premises are available by way of a new lease on terms to be agreed. Owner may consider a sale but there to be a Restrictive Covenant to prohibit any change of use to higher value uses i.e. residential use.

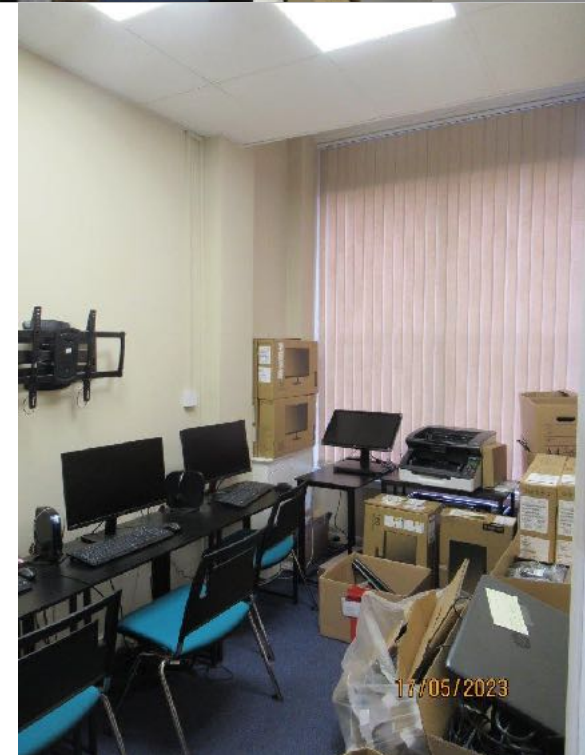
PLANNING

The premises are suitable for uses falling within Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should satisfy themselves as to the suitability of the premises for their intended use.

EPC

C - 58



BUSINESS RATES

The VOA website confirms a rateable value of £98,500

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

SERVICE CHARGE

A service charge in respect of the upkeep, management, and maintenance of common parts within the building will be payable. Further details are available.

LEASE COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

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.

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.

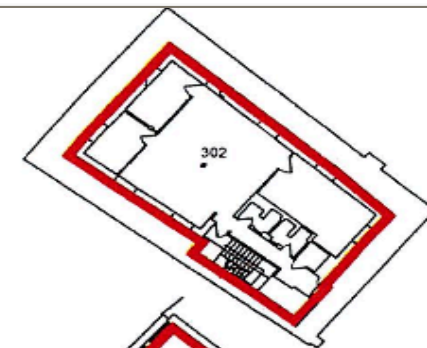


LOCATION (GROUND FLOOR) PLAN
1:1250 @ A4

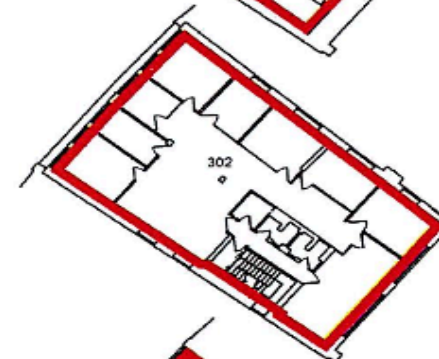


SITE (GROUND FLOOR & PARKING) PLAN
1:500 @ A4

THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



FLOOR PLANS
1:500 @ A4

NOTE 1



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 multinational 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

Arrange a viewing today

01202 461 586 | hello@wattsholt.com

WATTS || HOLT

01202 461 586 | hello@wattsholt.com | wattsholt.com

THE YARD | LOCH ROAD | POOLE | BH14 9EX