

ALL ENQUIRIES

Ground and Upper Floor Offices

803 Sq.M.

(8,647 Sq.ft.)

298–304 Charminster Road
Bournemouth
BH8 9RU



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 5,928 sq ft (550.7 sq m).

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.

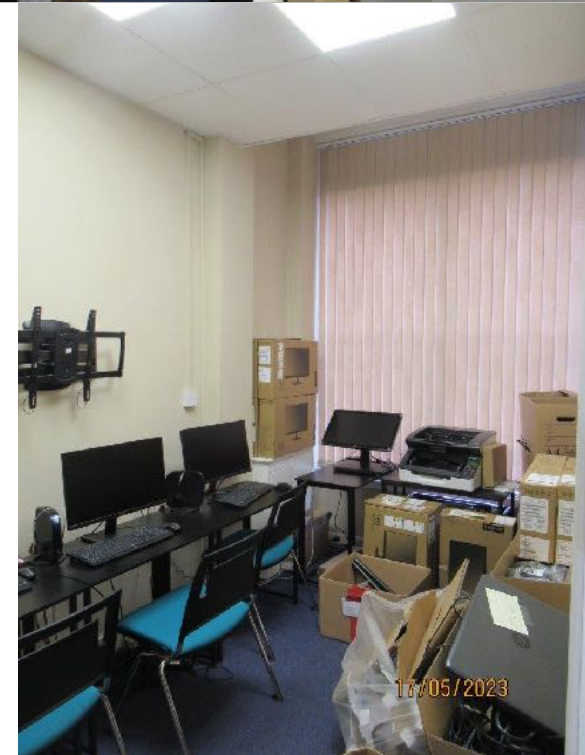
PLANNING

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.

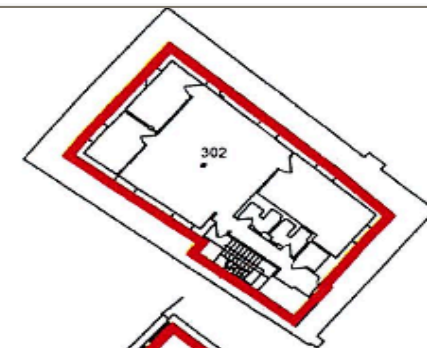


LOCATION (GROUND FLOOR) PLAN
1:1250 @ A4

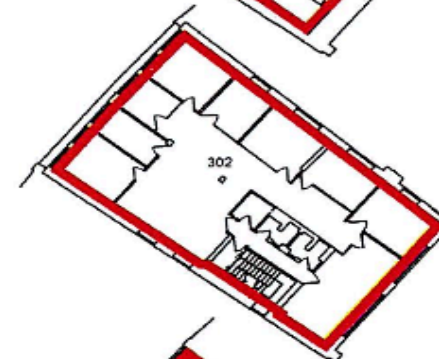


SITE (GROUND FLOOR & PARKING) PLAN
1:500 @ A4

THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



FLOOR PLANS
1:500 @ A4

NOTE 1



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