NETTLESHIP SAWYER | Chartered Surveyors
Commercial Property Consultants

FOR SALE
OR
TO LET (SHOP ONLY)

REDUCED

A2/A1 OFFICE/SHOP

with one bed flat over and large rear garden with development potential S.T.P.P.

AT

43/43a Bargates
Christchurch
BH23 1QD

- Office/shop 434 sq ft
- 1 bed self contained flat let on AST(holding over)
- Good secondary location
- 100'+ rear garden with pedestrian access
- Possible development of rear S.T.P.P.

FOR SALE
£259,950 for the freehold interest

OR

TO LET (SHOP ONLY)
NEW LEASE TERMS TO BE AGREED AT £7,500 PAX RENT

01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The property occupies a sought after secondary position at the southern end of Bargates only a short distance from Christchurch High Street and Waitrose, being opposite the former Police Station with its current planning application for 131 residential units and additional commercial space.

There is also a good mix of established A2 retail and catering uses within the immediate vicinity and the main bus stop adjacent.

ACCOMMODATION

Ground Floor	With electric wall heaters	
Main Office/Shop	Internal width	12' 4"
	Depth	23'8"
	Net floor Area	291 sq ft
Rear Office		67 sq ft
Stockroom		76 sq ft
Kitchenette	With single drainer sink unit.	
Cloakroom/WC Door to rear		
First floor	Self contained flat – access from Bargates	
Lounge	15' 6" x 11' 8" and bay	
Bedroom	11' 6" x 9' 8"	
Kitchen	7'9" x 10'5" with fitted worktops, cupboards over and under	
Bathroom/WC	with shower attachment electric wall heaters throughout	

Outside

To the rear of the property is a large garden with 3' width pedestrian access off service road to Beaconsfield Road. The garden extends to over 100' and offers possible development potential (S.T.P.P.)

RATES (source: www.voa.gov.uk)

Rateable Value - £6,100

Council Tax Band A

ENERGY PERFORMANCE CERTIFICATE

Assessment Band - Band E (110)

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through Sole Agents:-

Contact – Stephen Chiari

stevec@nettsawyer.co.uk / 01202 550245

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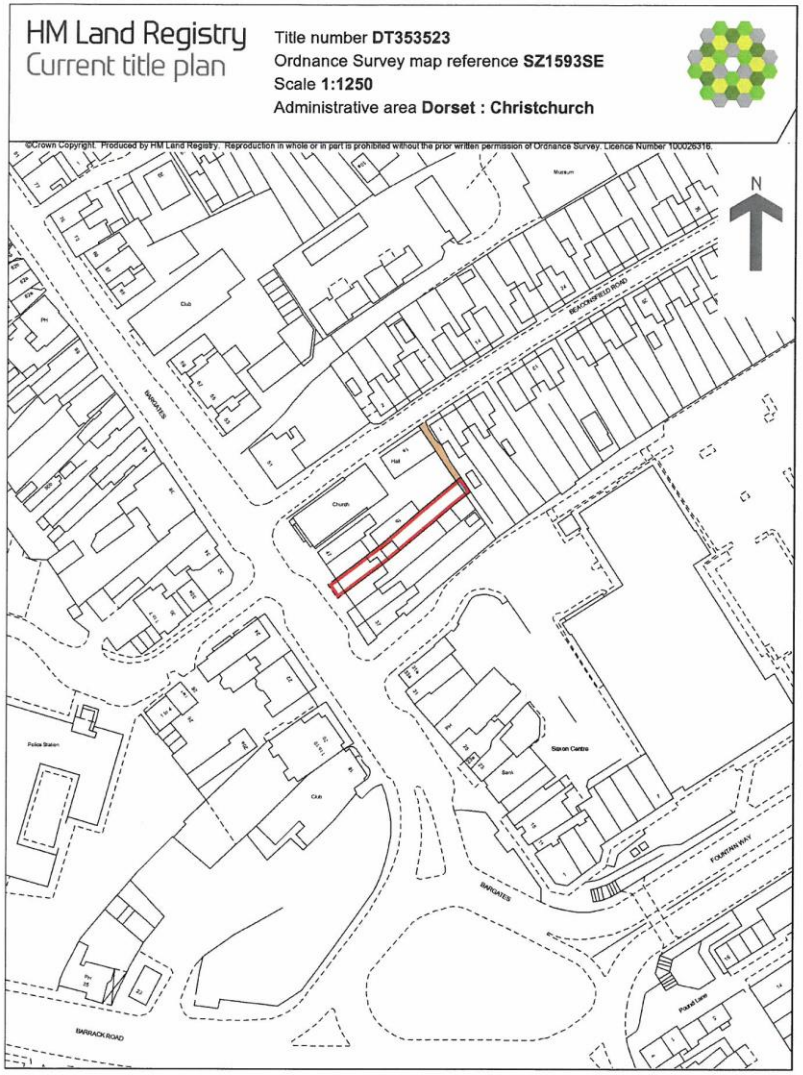
THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



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