

TO LET

TOWN CENTRE OFFICE ACCOMMODATION THIRD FLOOR

**Pearl Assurance House
128-130 Old Christchurch Road
Bournemouth
Dorset, BH1 1NL**

1041 sq ft approx.



**UP TO 12 MONTHS
RENT FREE
AVAILABLE**



LOCATION

Pearl Assurance House is situated in a prominent position on the Corner of Old Christchurch Road and Fir Vale Road close to all the Town Centres facilities.

ACCOMMODATION

The premises comprise a 6-storey building with the office accommodation arranged over floors 1-5. There is a communal entrance on Fir Vale Road providing access to the upper floors via a lift and stairs.

The communal areas have recently benefitted from a full refurbishment which includes new WC facilities.

Features include:-

- Carpets
- Lift
- Heating
- Lighting
- Air conditioning

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C

The full EPC and recommendations report are available on request.

TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only rent reviews.

RENT

Up to 12 MONTHS RENT FREE in first year.

Commencing rent of £10,500 per annum exclusive in years 2/3

Minimum 3-year term

The rent is exclusive of business rates, service charge, insurance premiums and all other outgoings payable quarterly in advance by standing order.

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

Rateable value £10,000 (April 2023 to present)

Small Business Rate Relief may apply (subject to status)

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

The service charge is currently budgeted at approx. £6.50 per sq ft per year.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

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 joint agents:-



Steve Chiari
stevec@nettsawyer.co.uk
01202 550245

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)