

FREEHOLD FOR SALE (May let)

**Detached former language school
(Class F1 use)**

**at
22 Church Road
Southbourne
Bournemouth
BH6 4AT**

- ◆ Suitable for many other uses (S.T.P.P.)
- ◆ Situated in 'leafy' road only 2 minutes from the clifftop and on main bus route
- ◆ Most attractive detached 3-storey property on good size plot
- ◆ GIA – 4,179 sq ft
- ◆ On-site car parking
- ◆ For Sale Freehold
- ◆ Sole Agents
- ◆ Price - Offers in excess of £1 million



LOCATION

The property is situated in an established predominantly residential area, diagonally opposite St Katherines Church on the southern side of Church Road, only 2 minutes walk from Southbourne cliff top and sandy beaches, 5 minutes from Hengistbury Head and on a main bus route. Christchurch town centre is approximately 1 mile to the east and Bournemouth town centre, 4 miles to the west. St Peters School is only 2 minutes' walk away.

ACCOMMODATION

(see floor plan on back page)

Ground Floor

Comprising:
Conservatory, 5 classrooms, ladies and gents cloakrooms and boiler room.

First Floor

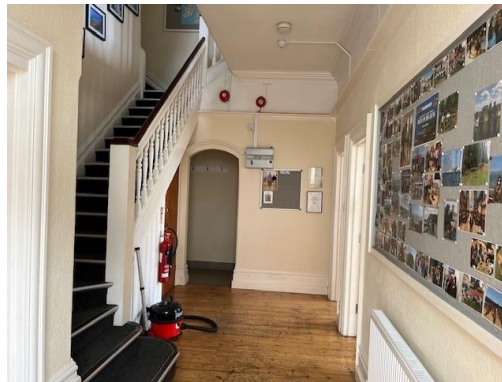
Comprising:
5 classrooms, ladies and gents cloakroom

Second Floor

Comprising:
3 further rooms

Outside

Attractive garden and parking to the front. Good size rear garden, predominantly pea gravelled with barbecue area and store.



PRICE

Offers invited in excess of £1,000,000 (£1 million) for the freehold interest with full vacant possession. N.B Our clients may consider letting the property, rent on application

BUSINESS RATES

 source: www.voa.gov.uk

Rateable value - £25,750

PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the planning department of BCP Council (Bournemouth) tel. 01202 123 321 in connection with their own proposed use of the property.

ENERGY PERFORMANCE CERTIFICATE

Commissioned

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

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 the joint sole agents:-



Steve Chiari
stevec@nettsawyer.co.uk
01202 550245
07808 724411

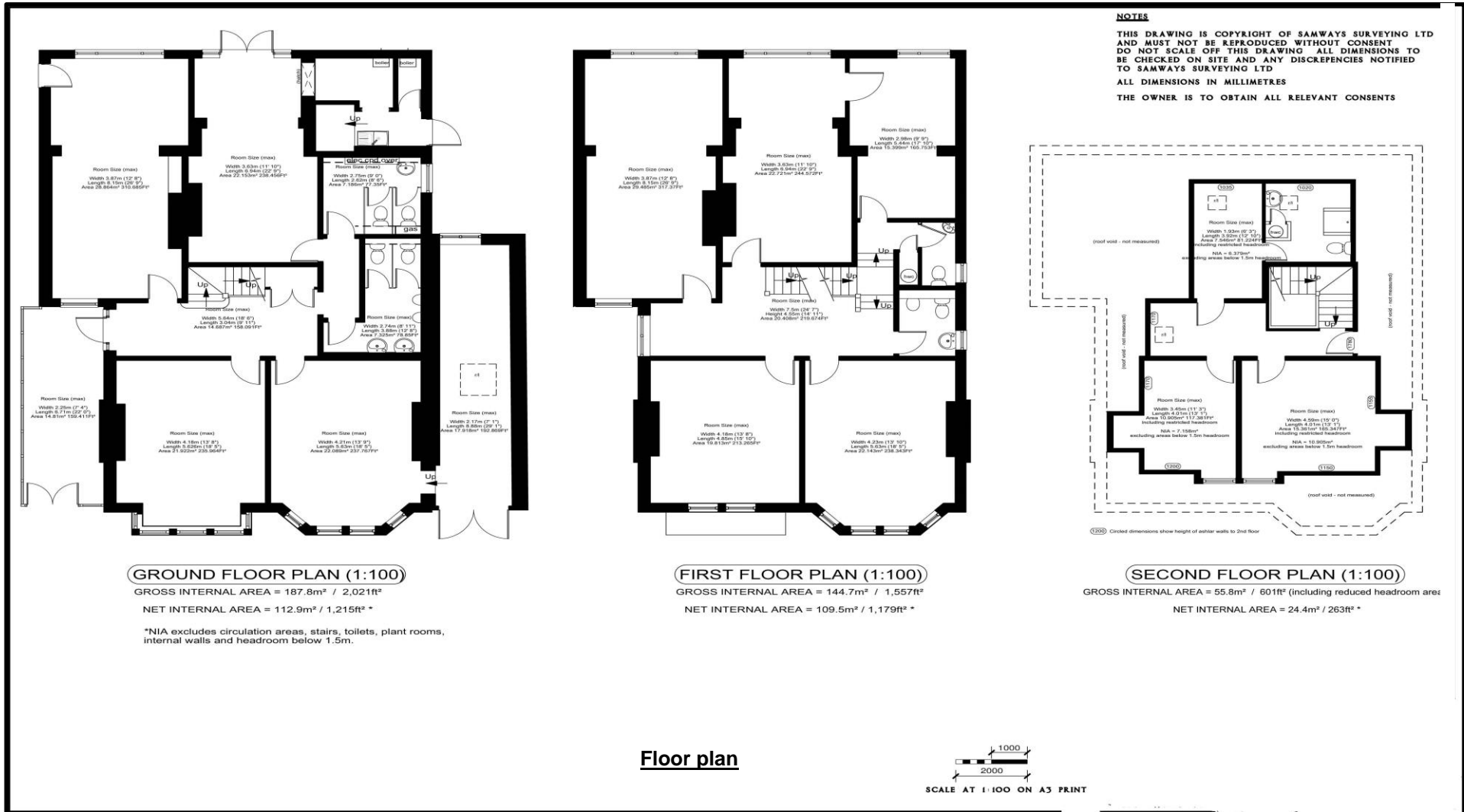
Stephen Warren Associates
Stephen Weitzmann
0207 867 3979
stephen@stephenwarrenassociates.co.uk



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, UTILITIES 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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