

# TO LET

## Ground floor office

At

**15 Old Christchurch Lane  
Bournemouth  
BH1 1NE**

- ◆ Self-contained ground floor office in Bournemouth town centre
- ◆ 330 sq ft
- ◆ Gas central heating
- ◆ Cloakroom and kitchenette
- ◆ Ready to occupy
- ◆ Only £500 pcm - £6,000 pax
- ◆ New lease
- ◆ No rates payable, subject to status



## LOCATION

The property is situated in Bournemouth Town Centre off Lower Old Christchurch Road within close proximity to the pedestrianised section of Old Christchurch Road, providing many of the town's retailers and close to other amenities and public car parks.

There is also metered parking along Old Christchurch Road.



## ACCOMMODATION

**Open plan office** - 330 sq ft

Attributes include:

- \* Gas central heating
- \* Fully carpeted
- \* Fitted kitchenette
- \* Perimeter trunking
- \* UPVC double glazing
- \* Own cloakroom / wc

## LEASE

The property is offered by way of a new lease, terms to be agreed at a commencing rent of £6,000 per annum exclusive, subject to periodic reviews.

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.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable value - £1,875 (April 2023)  
No rates to pay, subject to status

## ENERGY PERFORMANCE CERTIFICATE

Commissioned.

## 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,  
Nettleship Sawyer



Contact – Stephen Chiari  
[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)

Tel: 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](#)

