



TOWN CENTRE OFFICES TO LET

 **STREATE PLACE, ST PETER'S ROAD, BOURNEMOUTH,
DORSET, BH1 2LT**

Available at rentals of:
Lower ground floor: £20,000 p.a.
Ground floor: £20,000 p.a.
First Floor: £20,000 p.a.

Freehold  £975,000

KEY FEATURES

- Town centre offices with parking. Available as a whole or on a floor by floor basis.
- Lower Ground floor: 1,458 sq.ft. (135 sq.m.)
Ground floor: 1,528 sq.ft. (142 sq.m.)
First floor: 1,458 sq.ft. (135 sq.m.)
- Available from 1st April 2027

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SITUATION & DESCRIPTION

The offices, which front St Peter's Road, are located close to the St Peter's roundabout where Bath Road, Grove Road, St Peter's Road and Gervis Road all converge.

The Bournemouth Town Centre shopping areas of Westover Road and Old Christchurch Road are a short distance walk from the offices and the town centre railway station off Holdenhurst road is less than one mile away.

Streate Place comprises a three storey semi detached office building with white rendered elevations. The offices are arranged over lower ground, ground and first floors. Each floor of offices has a mixture of open plan floor areas and individual rooms. There are cloakrooms and kitchenettes on each floor.

In front of the offices is a tarmacked hardstanding providing on site parking.

ACCOMMODATION

Lower Ground Floor 1,458sq.ft. (135 sq.m.) Approx
Comprising 5 offices, kitchenette and two cloakrooms
5 parking spaces

Ground floor 1,528 sq.ft. (142 sq.m.) Approx
Comprising 5 offices kitchenette and cloakroom
5 parking spaces

First floor 1,458 sq.ft. (135 sq.m.) Approx.
Comprising 5 offices kitchenette 2 cloakrooms and shower
7 parking spaces

Total 4,425 sq.ft. (411 sq.m.) Approx.

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EPC RATING -

Lower Ground floor Rating D
Ground and first floor Rating D

PLANNING

Long established use as Class B1 offices

RATEABLE VALUE

Lower Ground floor:	£13,000 (previously £11,750)
LGF parking:	£3,000 (previously £2,400)
Ground floor:	£78,500 (previously £16,750)
GF Parking:	£3,000 (previously £2,400)
First floor:	£16,500 (previously £15,000)
FF parking:	£3,750 (previously £3,000)

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

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TENURE

The premises are available as a whole or on a floor by floor basis with terms to be negotiated

Lettings on a floor by floor basis will be subject to a service charge to cover the maintenance and upkeep of the communal areas of the building. Further information is available upon request

Incoming tenants would be required to pay a 3 month rent deposit.

RENTS

Lower ground floor	£20,000 p.a.
Ground floor	£20,000 p.a
First Floor	£20,000 p.a.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

FOR SALE

Freehold:	£975,000
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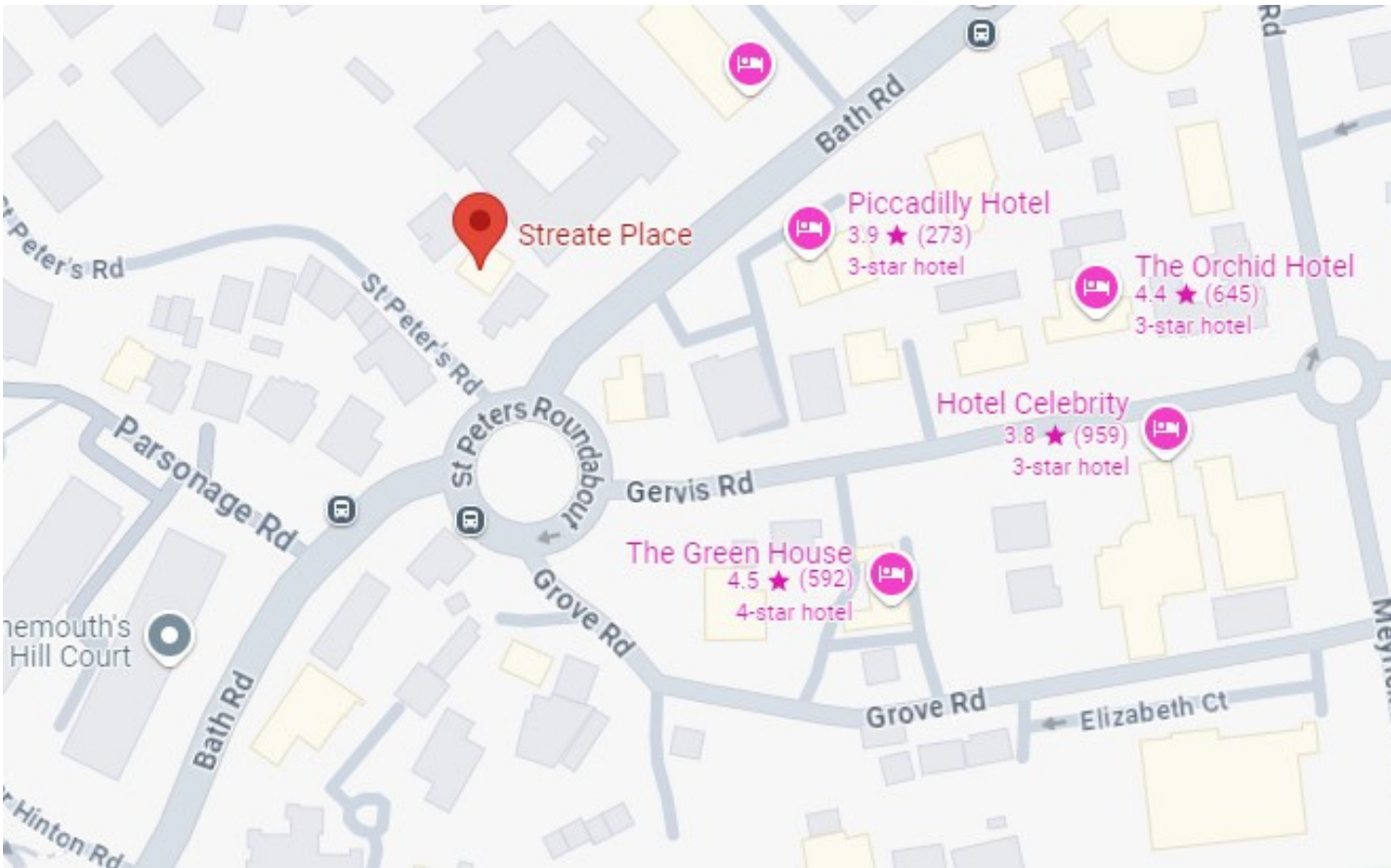
LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

MAP

LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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