

For Sale

(Long Leasehold)

TOWN CENTRE OFFICE SUITE

East Wing
3 Lorne Park Road
Bournemouth
BH1 1AH

631 sq ft (58.6 sq m)
with 3 car parking spaces

Price - £139,950



LOCATION

Lorne Park Road is situated parallel to Old Christchurch Road with access from Old Christchurch Road adjacent to the Trinity office development within a short walk of the town centre, the Lansdowne and mainline rail station.

DESCRIPTION

The property comprises a ground floor self contained office.

Features of the accommodation include:-

- ❖ Personnel entrance door
- ❖ WC with wash facilities
- ❖ Kitchen
- ❖ Wooden flooring
- ❖ Double glazed windows
- ❖ Gas fired central heating
- ❖ Category II lighting
- ❖ Three onsite car parking spaces

TENURE

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The premises are held on a 99 year long leasehold granted in December 2006, subject to a ground rent of £175 per annum. The ground rent to be doubled every 25 years.

The property is for sale with vacant possession.

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

Rateable Value: £9,800

Small business rates relief will apply, subject to status

ENERGY PERFORMANCE CERTIFICATE

Band C

The full EPC and recommendation report is available on request.

SERVICES

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

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 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 agents:-



Steve Chiari
steve@nettsawyer.co.uk
Tel: 01202 550245

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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