



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**57 HIGH STREET
CHRISTCHURCH DORSET BH23 1BB**



**First and second floor offices
TO LET**

- Grade II Listed Building in prime central position
- Total Gross Ground Floor Area 3,100 sq.ft. (288 sqm) Approx
- Alternative uses would be considered
- Planning application for a new entrance off the high street is being prepared

Arrange a viewing today

01202 551821

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**Expressions of
interest sought from
occupiers**

SITUATION AND DESCRIPTION

Christchurch is a busy market town which caters for the surrounding affluent residential suburbs and it makes up part of the larger conurbation which includes Bournemouth and Poole. Christchurch is approximately 7 miles east of Bournemouth Town Centre. The population of Christchurch is approximately 31,000 and the population of BCP is over 400,000. Christchurch also benefits from a large influx of tourists during the summer months.

The subject property comprises for the former National Westminster Bank. The building is Grade II listed.

A new entrance from the high Street to be formed. The first floor comprises 3 offices at the front of the building and a large open plan office at the rear of the building. The first floor includes male and female toilets. There are two further rooms on the second floor.

ACCOMMODATION

New entrance to be formed from the high street. Potential to create a ground floor reception for an occupier

First Floor Offices

Front Left	275 sq.ft. (25.5 sq m.)	Approx
Front Middle	180 sq.ft (16.8 sq m.)	Approx
Front Right	288 sq.ft. (26.8 sq m.)	Approx
Rear	1,345 sq.ft. (125.0 sq.m.)	Approx
Total	2,088 sq.ft. (193.0 sq.m.)	Approx

Cloakrooms

Second floor Offices

Two Offices	1,013 sq.ft. (94.2 sq. m.)	Approx
Total	3,100 sq.ft. (288.0 sq.m.)	Approx

RATEABLE VALUE

To be reassessed. Currently a single RV for the entire building.

PLANNING

Long established use of the premises as the national Westminster bank now use Class E, All commercial uses within Use Class E including retail office catering and medical would be considered by the landlords

EPC RATING—C

TENURE

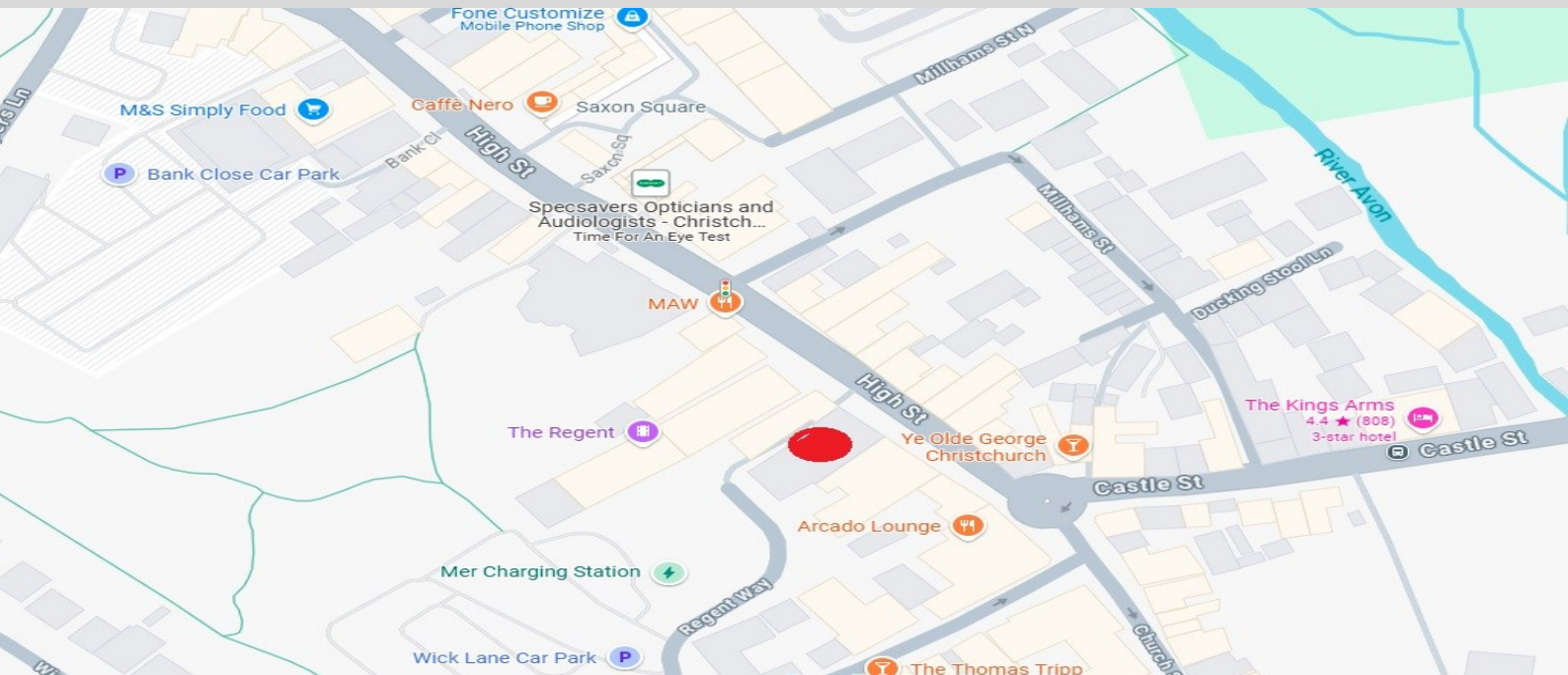
Lease terms and rental to be agreed depending on the size of unit required.

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



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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.