



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

FIRST FLOOR 317 HOLDENHURST ROAD SPRINGBOURNE BOURNEMOUTH BH8 8BX



FIRST FLOOR TO LET

- Suitable for a range of uses.
- Bournemouth East Social Club to remain in occupation of the ground floor
- Mostly open plan. total floor area: 1,350 sq.ft. (125 sq.m.) approx.

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

**Available on a new
lease at
£20,000 p.a.
(all inclusive rental)**

SITUATION AND DESCRIPTION

Holdenhurst Road is a mixed commercial and residential road that runs parallel to the A338 Wessex way. The property is located approximately 0.7 miles from the AFCB Vitality Stadium and 1 mile from the Lansdowne. The property occupies a prominent corner position at the junction with Shelbourne Close

Bournemouth East Social Club will continue to occupy the ground floor

The accommodation, which is at first floor, comprises a large open plan floor space and adjoining bar and kitchens, two offices and male and female cloakrooms. The first floor will be accessed from its own entrance from Shelbourne Close.

The accommodation would be suitable for a range of commercial occupiers and uses

ACCOMMODATION

Staircase to first floor from Shelbourne Close

Main room 45'02" x 32'03" (13.7m x 9.8m)
1,176 sq.ft. (109 sq.m.) Approx.

Including the bar and kitchens areas

Office 12'09" x 10'05" (3.8m x 3.2m)
Office 7'04" x 6'00" (2.2m x 1.8m)

Total Floor Area 1,350 sqft (125 sq.m.) Approx.

Male and female cloakrooms

EPC RATING - to be confirmed

RATEABLE VALUE—n/a

Rent will be inclusive of business rates.

PLANNING

The building has a long established history as being used as a social club. Alternative uses would be considered

TENURE

Available on a new lease with terms to be negotiated at a rental of £20,000 per annum. The rental is inclusive of business rates, utilities, buildings insurance and external maintenance costs.

The incoming tenants would be expected to pay a 3 month rent deposit.

Ellis and Partners can prepare, in house, a new tenancy agreement for a term of up to six years at a cost of £600 plus VAT to the incoming tenant.

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



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.