



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

FIRST FLOOR SUITE A / B, BURLINGTON HOUSE, BOURNEMOUTH, BH1 2HZ



Town Centre Office TO LET

- Prime Location
- Total office area: 1350 sq.ft.

**Available on a new
lease at
£15,000 per annum
plus VAT**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION.

Burlington House is a purpose built office and retail development linking St. Peters Road to Old Christchurch Road. The ground floor comprises entirely of retail units with offices on the first, second and third floors.

There is a separate access to the offices within the Arcade which comprises a lift or stairs. The office overlooks St Peters Road in a popular commercial location with prime access to the retail and banking facilities in Old Christchurch Road. The Burlington Arcade has recently been refurbished.

ACCOMMODATION

Total area: 1350 sq.ft. (125.5 sq.m.)

RATEABLE VALUE - £14,000

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable). 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

TENURE

Available on a new lease with terms to be negotiated at a rental of £15,000 per annum plus VAT exclusive of Service charge and Buildings Insurance.

PLANNING

Class E Use

This property falls within Class E Commercial Businesses and Services, which include A1, A2, A3, B1, Indoor sports and Medical use, crèche/day nursery

EPC RATING: C

LEGAL FEES

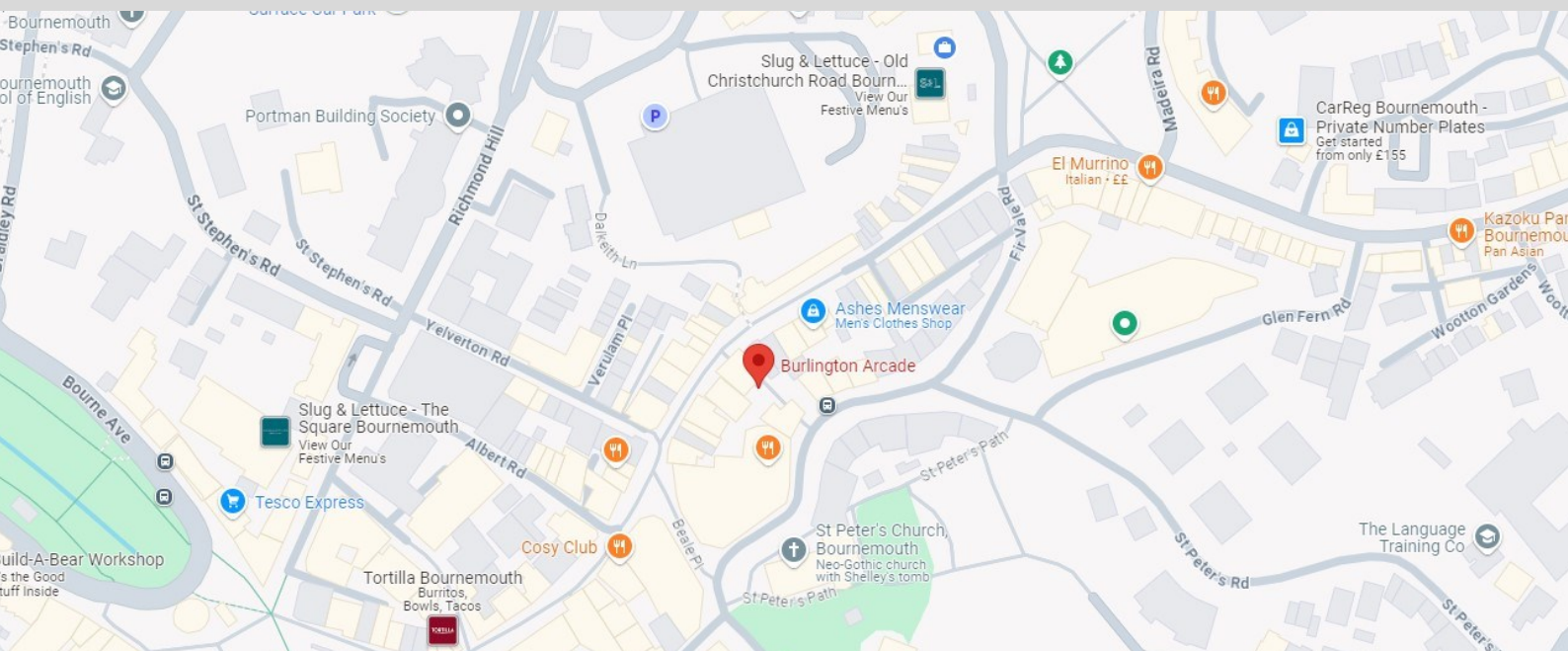
The incoming tenant will be responsible for their own legal fees.

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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