

TO LET TWO ADJACENT SHOPS/OFFICES

**11 and 12 The Old Sorting Office
Wick Lane
Christchurch
BH23 1FB**

- * Available individually or as one, 750sq ft (unit 11) and 946 sq ft (unit 12)
- * Christchurch Town Centre location
- * Dual access to Wick Lane & The Arcade
- * Class E Use
- * Most attractive development
- * On-street car parking adjacent*
- * New leases
- * Rents £17,000 pax each, or as one, £31,500 pax



LOCATION

The properties are located in 'Old Town' Christchurch close to The Priory and is the main thoroughfare into Christchurch Town Centre from The Quay and immediately abuts the High Street with its abundance of multiple retailers. 'Names' within the immediate vicinity include Loungers, Lloyds Bank, and Pizza Express with a good mix of independent retailers, eateries and professional office users.

ACCOMMODATION

Unit 11

Ground Floor Shop

Internal width 37'2" max
Depth 22'3"

Net Floor Area-750 sq ft

Cloakroom/WC

Kitchenette

Unit 12

Ground Floor Shop

Internal width 21'3" max
Depth 53'3" max

Net Floor Area-946 sq ft

Kitchenette

2 x Cloakroom/WC

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.

LEASES

The premises are offered by way of new full repairing and insuring leases, terms to be agreed at commencing rents of £17,000 per annum exclusive of VAT per unit, subject to 3 year rent reviews.

As one unit, £31,500 pax

RATEABLE VALUES (source: www.voa.gov.uk)

Unit 11 £18,000

Unit 12 £13,250

Some Small Business Rates Relief may apply (subject to status)

ENERGY PERFORMANCE CERTIFICATE

On both units

Assessment – Band B

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and 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 Sole Agents:-



Contact – Stephen Chiari
stevec@nettsawyer.co.uk / 01202 550245

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

Unit 11



Unit 11



Unit 12

Unit 12



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