



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## WEST WING 3 LORNE PARK ROAD BOURNEMOUTH DORSET BH1 1AH



### Town Centre Offices with parking TO LET

- Own Entrance
- 3 rooms plus Kitchenette
- Total floor area: 556 sq.ft. (51.65 sq.m.)

**Available on a new  
lease at  
£8,500 p.a.**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

A self contained ground floor office suite situated in a convenient town centre location close to Old Christchurch Road and The Lansdowne.

## ACCOMMODATION

Entrance Hall 1.39m x 6.52 m (4'6" x 21'4")  
Office 1 4.55m x 2.47m (14'11" x 8'1")  
Office 2 3.98m x 4.51m (13'0" x 14'11") plus bay  
Office 3 2.04m x 3.25m (6'8" x 10'7") plus bay  
Kitchen 1.61m x 2.16m (5'3" x 7'1")  
Range of fittings, sink unit

Cloakroom/WC (DDA compliant)  
The accommodation is offered furnished  
Gas fired central heating  
Parking

## EPC RATING—56-C

## RATEABLE VALUE - £8,000

From 1<sup>st</sup> 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

A new tenancy is available for 1 to 2 years at a rent of £8,500 p.a. exclusive of rates and service charge.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

## PLANNING

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

## 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](http://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.