AVISON YOUNG

To Let

1st & 2nd Floor Offices
637-641 Christchurch Road
Boscombe, BH1 4AP

Location

Boscombe is a suburb of Bournemouth situated to the east of the town centre. Located approximately 33 miles south west of Southampton and 52 miles west of Portsmouth. Nearby Occupiers include **Boots, KFC, Wilko, Costa Coffee, Poundstretcher and Barclay's.**

Floor	Sq ft	Sq m
First	691	64.2
Second	664	61.7
	1,355	**125.9**

Accommodation

The premises are arranged over first and second floors providing the following approximate internal floor areas:

Quoting Rent

£10,000 pax

Lease Terms

Available by way of a new sub-lease for a term to be agreed.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Rating Assessment

To be assessed.

EPC

The Energy Performance Rating is C-74. A certificate can be made available.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's/Argos disposals.

https://sainsburysproperties.co.uk/

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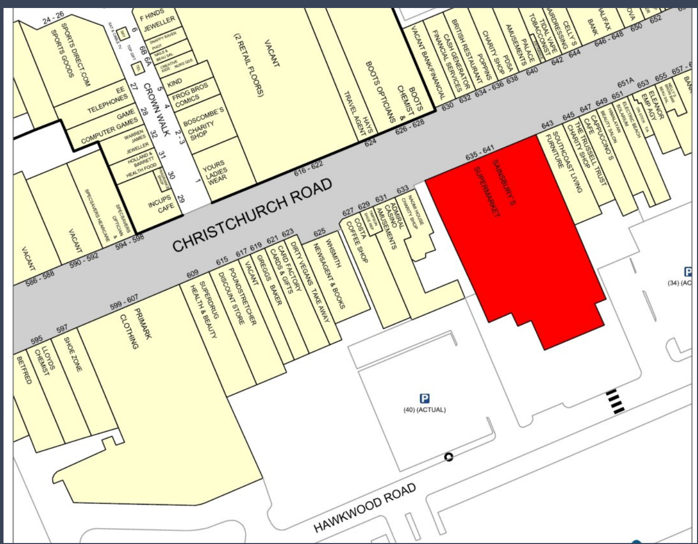
Highlights

Net Internal Area
1,355 sq.ft

Annual Rent
£10,000 per annum

EPC Rating
C-74



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Visit us online
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On the instructions of

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AVISON YOUNG

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- Satisfactory proof of the source of funds for the Buyers / funders / lessee.