

TO LET

Well-presented Office / Shop (Class E)

at

**477 Christchurch Road
Boscombe
Bournemouth
BH1 4AD**

- ❖ Located in established parade on busy main thoroughfare
- ❖ Modern well-presented ground/lower ground floor premises with gas central heating
- ❖ 903 sq ft floor area
- ❖ On-site car space
- ❖ Class E use
- ❖ New lease
- ❖ Rent - £12,000 pax
- ❖ No rates payable (subject to status)



LOCATION

The property is situated in a long established commercial parade on this busy main thoroughfare (A35) at the western end of Boscombe commercial centre.

The property benefits from on street car parking to the front and is on a main bus route.

There is a good mix of other commercial uses within the parade including shops, professional office users, takeaways and car sales/repairs.

Boscombe shopping centre is within 100 yards and Bournemouth town centre just over 1 mile distance.

ACCOMMODATION

Ground Floor

Office/Shop

Internal Width	13'4" min
Depth	29'10" max
Net floor Area	397 sq ft

Kitchen 48 sq ft
With fitted units, sink unit

Disabled WC

Lower Ground Floor

Office/Retail 458 sq ft
(currently divided into office with storeroom off)

Outside
On site car parking for one vehicle.

LEASE

The premises are offered by way of a new full repairing and insuring lease, term to be agreed, at a commencing rent of £12,000 per annum exclusive, subject to periodic reviews.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £5,800 (From 1st April 2026)

100% small business rate relief with apply, (subject to status)

ENERGY PERFORMANCE CERTIFICATE

Commissioned

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents:-



Steve Chiari
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01202 556491

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.



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