

3985

Preliminary Details

TO LET

**Former Bank Premises (A2/A1)
(NIA) 2599 sq ft + uppers
with car parking
in prominent corner location
in Ashley Cross**

AT

**153 Commercial Road
Ashley Cross
Poole
BH14 0JJ**



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS

Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

Location

The property occupies a highly prominent corner location at the junction with Springfield Road and opposite 'The Green' in this affluent suburb, approximately one mile from Poole town centre. Ashley Cross has become a popular, well supported shopping centre with an eclectic mix of retailers, cafes, bars and restaurants serving the surrounding upmarket areas of Branksome Park, Canford Cliffs and Lower Parkstone and is also on a main bus route.

Accommodation

Frontage to Commercial Road	70' approx.
Return frontage (Building only)	46' approx.

Ground Floor

<u>Main Banking Hall</u>	2162 sq ft
<u>Strong Room</u>	260 sq ft
<u>Office</u>	177 sq ft

First Floor

Office 1	123 sq ft
Office 2	383 sq ft
Office 3	265 sq ft
Server Room	354 sq ft
Store	84 sq ft
Staff Room	313 sq ft

Ladies Cloakroom

Gents Cloakroom

NET FLOOR AREA	1522 sq ft
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The building has full gas central heating throughout (not tested).

Outside

Car park to rear, accessed off Church Road and providing approximately 15 spaces.



Lease

The property is offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of **£45,000** per annum exclusive subject to periodic reviews.

Rates

Rateable Value : £48,000 (April 2017)

Source: www.voa.gov.uk

Viewing

Strictly by appointment through Sole Agents:

Nettleship Sawyer
FAO Stephen Chiari
e-mail: stevec@nettsawyer.co.uk
Tel: 01202 556491

IDENTIFICATION

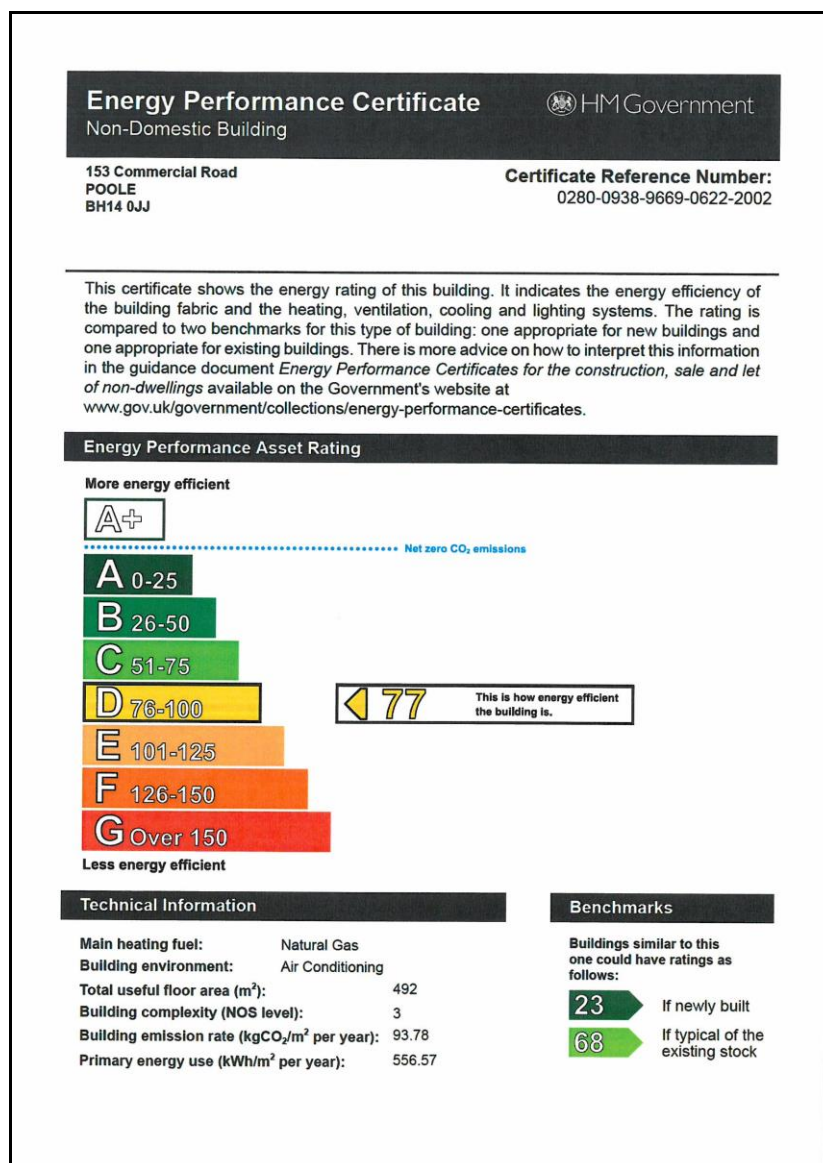
Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

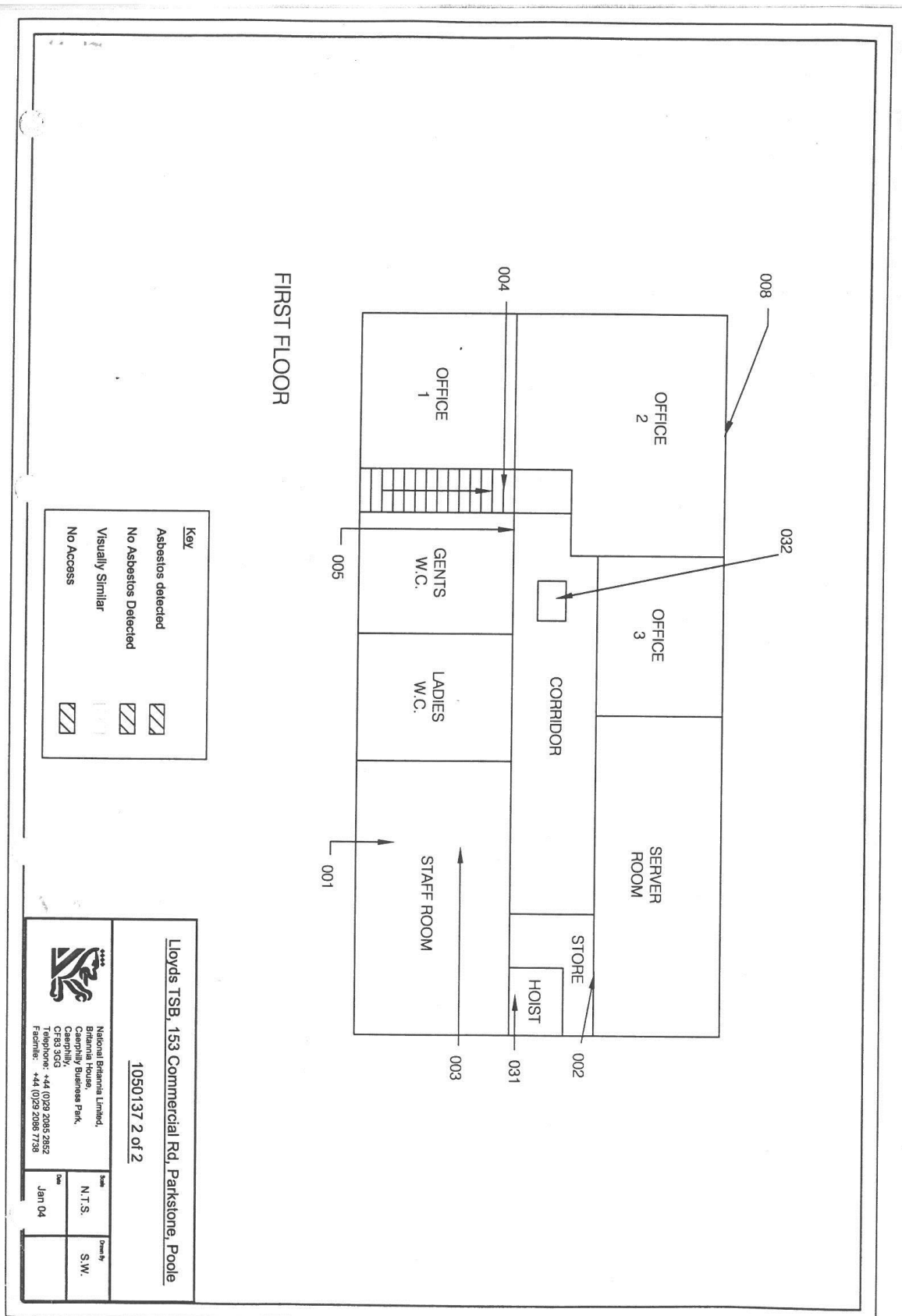
Energy Performance Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.





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