

FOR SALE

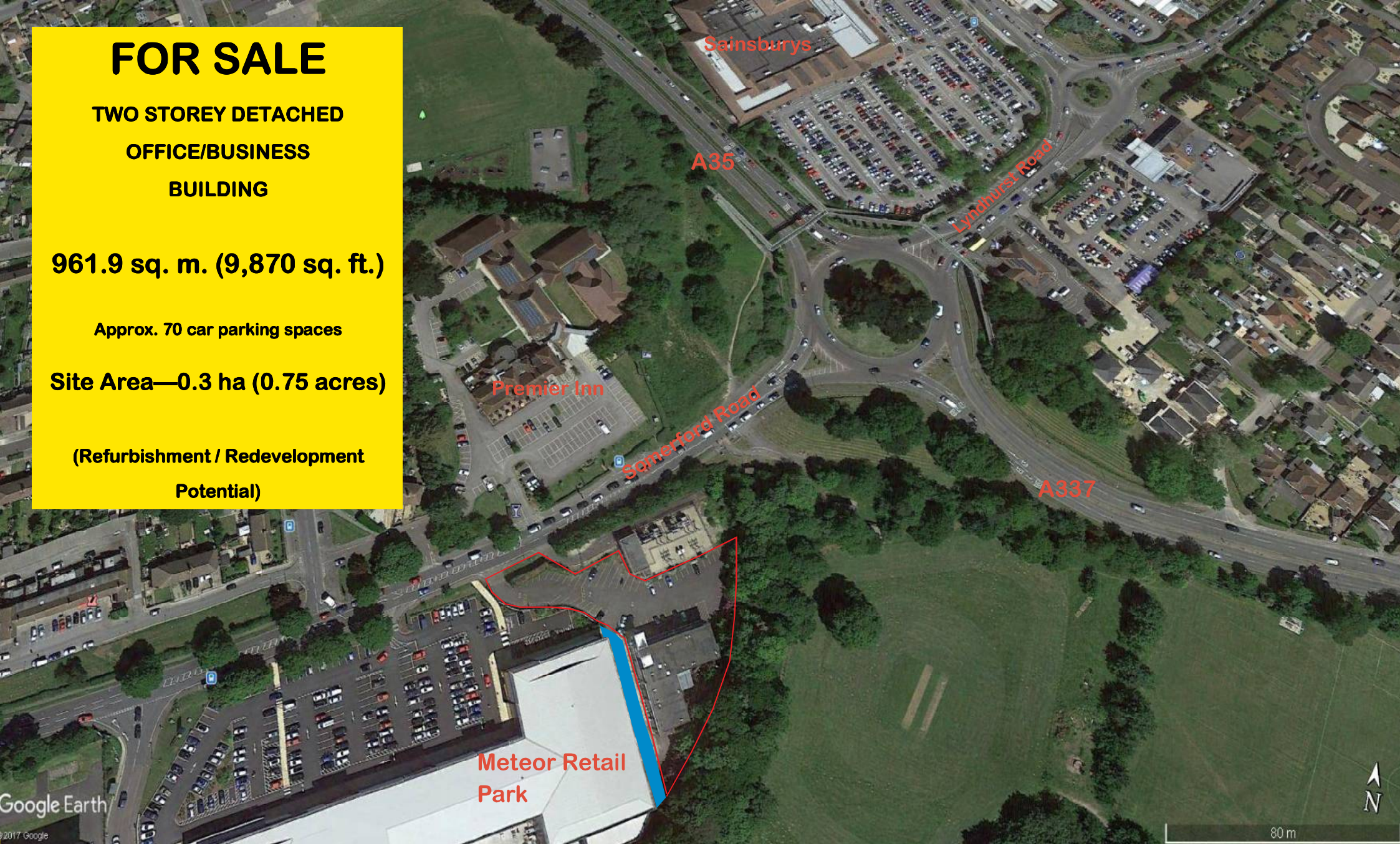
**TWO STOREY DETACHED
OFFICE/BUSINESS
BUILDING**

961.9 sq. m. (9,870 sq. ft.)

Approx. 70 car parking spaces

Site Area—0.3 ha (0.75 acres)

**(Refurbishment / Redevelopment
Potential)**



Google Earth

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153 SOMERFORD ROAD, CHRISTCHURCH, DORSET, BH23 3TY

**Cowling
& West**
CHARTERED SURVEYORS

01202 558 262

www.cowlingandwest.co.uk



FEATURES

- Potential for Open plan accommodation
- Approximately 70 on-site car parking spaces
- Disabled toilet at ground floor level.
- Male and female toilet accommodation at both ground and first floor level
- Staff canteen facilities
- Gas fired central heating system
- Air conditioning units
- Floor to ceiling height— Ground floor - 10ft 6”; First floor—9ft 11”
- Suspended ceilings with surface mounted fluorescent lighting



LOCATION

The property is situated on the eastern side of Somerford Road within approximately 100 m of the roundabout junction with the A35 Christchurch Bypass. The property immediately adjoins the recently completed Meteor Retail Park incorporating occupiers including Matalan, Aldi, T.K. Maxx, Sports Direct.com, Poundland, Bath Store. Christchurch town centre is situated approximately 2 miles to the west of the property.

DESCRIPTION

The property occupies a relatively level site with immediate access on to Somerford Road.

The property comprises a detached two storey building which we understand was originally constructed as a computer centre. The property has brick and glazed elevations with a flat felt covered roof. Internally the property currently incorporates a variety of stud and demountable partitioning.

However, this partitioning could be removed and the property has the ability to provide predominantly open plan accommodation for either office or light assembly / electronics purposes.

ACCOMMODATION

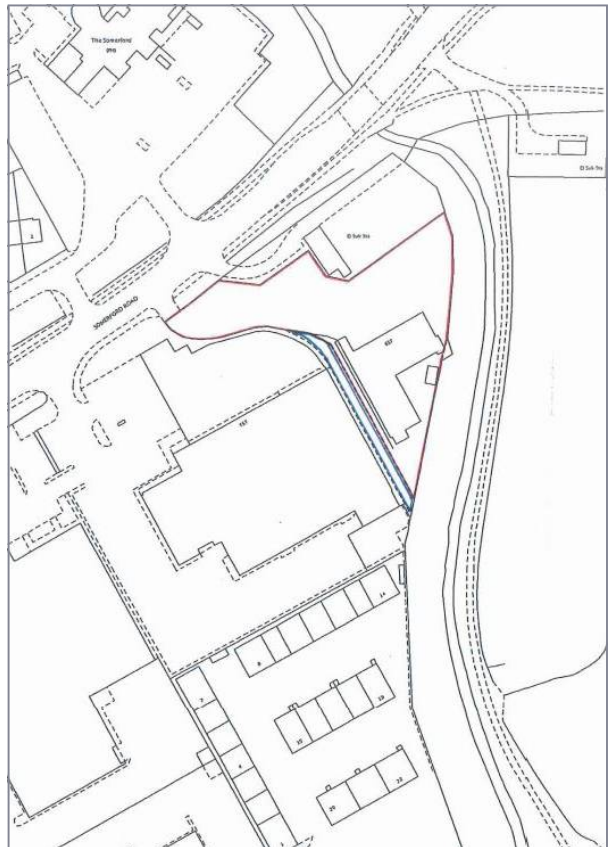
Ground Floor - 449.7 sq. m. (4,840 sq. ft.)

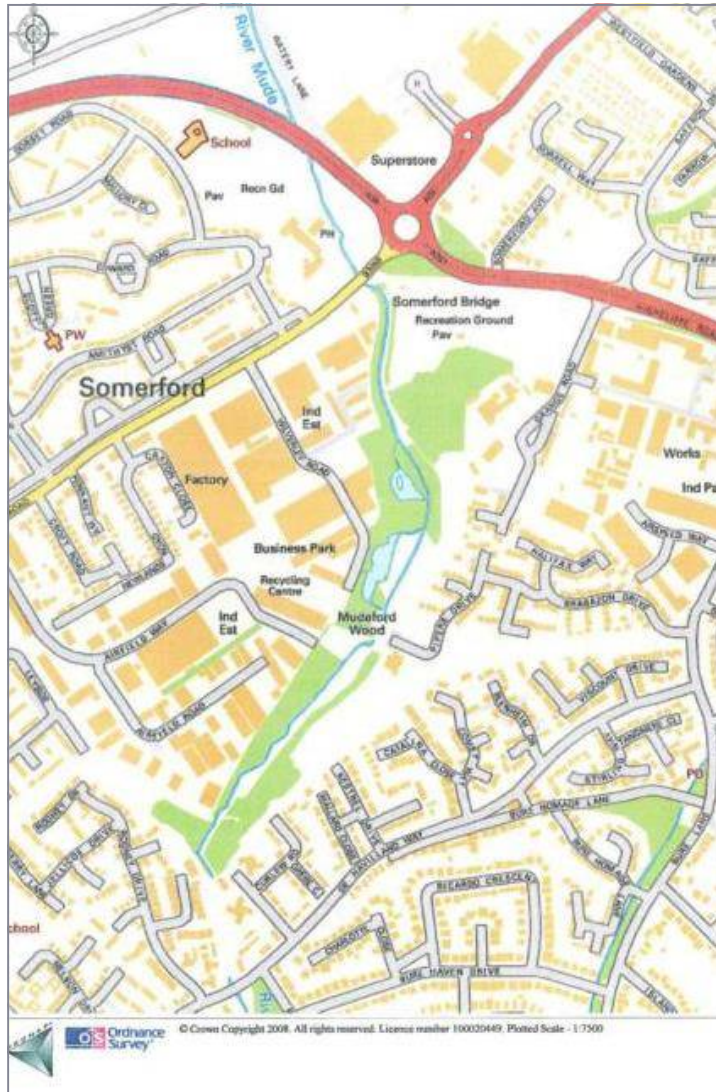
First Floor - 467.3 sq. m. (5,030 sq. ft.)

Total - 917.0 sq. m. (9,870 sq. ft.)

These floor areas have been calculated on a net internal basis in accordance with The Royal Institution of Chartered Surveyors Code of Measuring Practice.

Site Area—0.3 hectares (0.75 acres)





TENURE

The area outlined in red on the attached plan is held in freehold tenure. A right of way in favour of the property exists over the area outlined in blue on the attached plan.

PRICE

£1,100,000

BUSINESS RATES

We are advised by Christchurch Borough Council that the rateable value for these premises is assessed as £65,000.

We believe that the business rates payable for 2018-2019 will be £32,045..

ENERGY PERFORMANCE

The property has an Energy Performance rating of E (121). A copy of the EPC is available to interested parties on request.

PLANNING

We understand for at least the last twenty years the property has been utilised for a mixture of offices and light electronic assembly purposes. On this basis we believe the building to have the benefit of a planning consent falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987.

However all interested parties should make their own enquiries with the Local Planning Authority (Christchurch Borough Council—01202 495000.

SERVICES

The property has the benefit of all mains services including electricity gas, mains water and drainage. All interested parties should make their own enquiries as to the availability and capacities of all various utility services.

COSTS

Both parties to be reasonable for their own legal costs.

VAT

We have been advised that the property is not elected for VAT and that VAT will not therefore be charged on the sale price. However any intending purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

FURTHER INFORMATION

For further information or to arrange an inspection please contact :-

Simon West

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