

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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**PROMINENT FREEHOLD OFFICES
SUITABLE FOR IMMEDIATE OCCUPATION
OR REDEVELOPMENT
(SUBJECT TO PLANNING)**



96/98 CASTLE LANE WEST

BOURNEMOUTH, DORSET BH9 3JU

2,387 square feet / 221.76 square metres

LOCATION

The subject premises are located within a busy suburban parade of similar two storey properties constructed in 1969, arranged as offices or retail units on the ground floor, with offices or residential above.

The parade is located between the junctions of Westway / Winston Road and Redbreast Road North, in Moordown, to the north of Bournemouth Town Centre. There is rear access for on-site parking approached via Priory View Place which links directly with Winston Road / Priory View Road and Redbreast Road North.

Local businesses include Kwik Fit, Bournemouth PDSA Pet Hospital, A1 Autocentre, Co-op Convenience store / petrol station, Cotswold (outdoor clothing), Belvoir Estate Agents, Clarity Communications and Bainton Flooring.

The nearby Castle Point Shopping Centre, Bournemouth Hospital, Bournemouth Town Centre, and the A.338 Spur Road (A.338) are all within just over three miles, allowing all parts of the Solent Region to be accessed swiftly and further afield via the M.3 and national motorway network. Bournemouth Airport is within an easy 15 minute's driving distance.

DESCRIPTION

This well-maintained property is arranged on ground and first floors as a number of varying sized private and meeting rooms, which our clients have now been outgrown.

Amenities include fluorescent lighting, heating, carpeting to the majority of rooms, private male and female toilets and kitchenettes on both levels, heating, in addition to rear access to the private car park, sufficient for ten vehicles, plus a bicycle area.

FLOOR AREAS

First floor: 1,233 square feet
Ground floor: 1,154 square feet
Total: 2,387 square feet (221.76 square metres)

All floor areas are approximate and have been measured on a net internal basis.

RATES

According to the VOA (www.voa.gov.uk) the Rateable Value for the first floor is £11,250, and for part of the ground floor is £5,700. Prospective purchasers may wish to seek verification.

TERMS

Tenure: Freehold.

Price: Offers are invited in excess of £400,000, subject to contract.

Overage: The property will be sold subject to a 10 year Overage provision to capture a proportion of any uplift in value achieved through implementation or disposal following the issue of a planning permission for residential or similar uses.

LEGAL COSTS

Each party will bear their own charges in this transaction.

VIEWING

Strictly by appointment with the vendor's sole letting agents, Newton Scott, tel: 023 8033 7033.

ANTI MONEY LAUNDERING

Under the Anti-Money Laundering Amendment Act 2017 we are required to verify the identity of any proposed purchaser prior to instructing solicitors.

EPC

An Energy Performance Certificate has been requested and will be provided.



PLANNING

The Use Class Orders were amended in September 2020, and as a result the following may now be permitted, under Use Class E:

- E(a) Display or retail sale of goods, other than hot food,
- E(b) Sale of food and drink for consumption (mostly) on the premises
- E(c) Provision of:
 - E(c)(i) Financial services,
 - E(c)(ii) Professional services (other than health or medical services), or
 - E(c)(iii) Other appropriate services in a commercial, business or service locality.
- E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms),
- E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner),
- E(f) Creche, day nursery or day centre (not including a residential use),
- E(g) Uses which can be carried out in a residential area without detriment to its amenity:
 - E(g)(i) Offices to carry out any operational or administrative functions,
 - E(g)(ii) Research and development of products or processes



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