



Primmer Olds **BAS**

FOR SALE

Freehold Semi-Detached Class E Property

HAYLOFT, 14 WICK LANE, CHRISTCHURCH, DORSET BH23 1HX

KEY FEATURES

- Freehold
- Vacant Possession
- Total Net Internal Area – 513 Sq. Ft. (47.67 Sq. M.)
- Rarely Available in the Market
- Perfect for an Owner Occupier
- 100% Small Business Rates Relief (Subject to Eligibility)
- Located Opposite Wick Lane Car Park
- Offers Invited in the Region of £175,000 for the Freehold



Primmer Olds B-A-S
43 High Street, Wimborne, Dorset, BH21 1HR
Enquiries: Call us on 01202 887 555



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HAYLOFT, 14 WICK LANE

LOCATION & DESCRIPTION

The historic town of Christchurch is located on the south coast some 6 miles east of Bournemouth and has a magnificent 11th Century Priory at its heart. Christchurch offers excellent shopping facilities with a vibrant mixture of both local and national retailers represented. The town serves an affluent local population and the significant influx of tourists to the region during the summer months offers good potential for extra trade.

The subject premises occupy an excellent trading location just off the High Street close to the well-regarded Thomas Tripp and opposite the Wick Lane long stay car park. This part of Wick Lane is dotted with other businesses such as Pilates Studios, Hair Studios, a Wine Bar and a fitness store.

The subject premises has been newly renovated from an art gallery to an open plan office space to create a flexible co-working space. The property could be suitable for multiple uses (stp) and is a rare opportunity to own a self-contained freehold property of this size and price within the heart of Christchurch.

The property benefits from gas central heating, LED lighting throughout and ample power sockets dotted throughout the unit. The first floor boasts a vaulted ceiling and velux window to bring in natural light.

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Sales Area/Office	235	21.85
Kitchenette		
WC & Store		
First Floor	Sq Ft	Sq M
Office	277	25.78
Total Internal Area	513	47.67

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TENURE & PRICE

Freehold - Offers invited in the region of £175,000 for the freehold interest in the property.

EPC Asset Rating D 92

RATES

Rateable Value £4,900

Source – voa.gov.uk The 2024/2025 small multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



Ben Simpkin
Head of Agency
bsimpkin@primmeroldsbas.co.uk
07871 373 069



Patrick Willis
Consultant
pwillis@primmeroldsbas.co.uk
07592 600 060



Dominic Street
Commercial Negotiator
dstreet@primmeroldsbas.co.uk
07443 277 559

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