

FOR SALE

Ground Floor Class E Freehold Unit
Available on Busy Through Road

**14-16 Castle Street,
Christchurch, Dorset,
BH23 1DT**

Key Features

- Guide Price £220,000 Freehold, subject to contract
- Total Net Internal Area 793 Sq. Ft. (73.84 Sq. M.)
- Situated in attractive market town
- Benefits from approximately 40% Business Rates Relief (subject to eligibility)
- Sold off FF Flat with Ground rent income of £100 P.A with 63 years remaining



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

Location

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 town also features a well renowned culinary scene with numerous quality restaurants and eateries featuring in the town centre. The famous annual Christchurch Food & Wine Festival has been running since 2000, along with various other annual events.

The subject premises occupy an excellent trading location just off the High Street close to the well-regarded Kings Arms Hotel and also Nusara Thai restaurant. Castle Street features a number of professional services providers together with bespoke retailers.

Description

An attractive Grade II listed property comprising a ground floor double fronted shop unit previously trading as a Café with both front and rear seating areas, suitable for a variety of uses. Available to purchase with vacant possession.

Trade fixtures and fittings available by separate negotiation. There is rear pedestrian access for deliveries, if required, but no parking.

There are 3 flats which have been sold off by way of long leases.



What3words: **metro.pine.mining**

Terms

Offers considered in the region of £220,000 subject to contract for the freehold interest with vacant possession on completion.



Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor		
Sales Area	426	39.64
Seating Area	110	10.26
Storage / Prep Area	189	17.59
Kitchenette	18	1.69
Rear Storage	50	4.66
Total Net Internal Area	793	73.84

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

Tenure

Freehold

Lease Terms

FLAT 1 – Sold off on a long leasehold from 1989 for a term of 99 years (63 years remaining) with a ground rent payable of £100 per annum.

FLAT 2 – Sold off on a long leasehold from 8th December 1989 for a term of 189 years (154 years remaining) with a peppercorn ground rent payable.

FLAT 3 – Sold off on a 999 year long leasehold subject to a peppercorn ground rent payable.

Planning

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.

EPC

Asset Rating

B (45)

Rateable Value

Rating April 2026

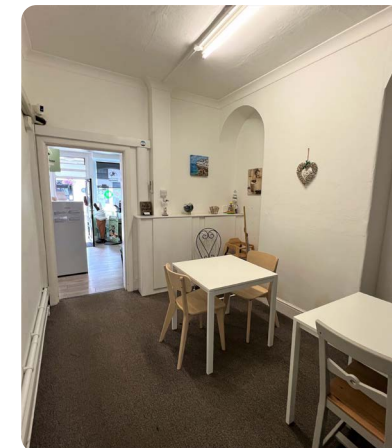
£13,000

Source www.gov.uk/find-business-rates

Money Laundering

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

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Contact Us

To discuss any aspect of this property or the disposal process, please contact the sellers sole agent:

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