

**TO LET**  
RECENTLY REFURBISHED TOWN  
CENTRE RETAIL PREMISES WITH A3 CONSENT  
1,132 SQ FT // 105.24 SQ M



RETAIL

goadsby

**12 ALBERT ROAD**  
BOURNEMOUTH, DORSET, BH1 1BZ

# SUMMARY

- RECENTLY REFURBISHED GROUND FLOOR SALES AREA LOCATED WITHIN AN ESTABLISHED PARADE
- MULTIPLE RETAILERS IN THE VICINITY
- A3 PLANNING CONSENT
- **RENT: £15,000 P.A.X.**

# LOCATION

The premises occupies an established trading position on Albert Road, approximately 50 metres from Old Christchurch Road in the heart of Bournemouth core shopping district. Major retailers trading in the vicinity include **TOPSHOP**, **COSTA COFFEE**, **CAFFÈ NERO**, **GREGGS**, **CARD FACTORY**, **FATFACE** and **SUPERDRY**.

The **BEALES** and **DINGLES (HOUSE OF FRASER) DEPARTMENT STORES** are also situated in the vicinity and a number of major high street clearing banks are also located.

A new leisure complex in Exeter Road has opened recently, just off the Square, comprising a 10 screen 2,000 seat multiplex cinema operated by **ODEON** along with 17 restaurants. Restaurant tenants include **FRANKIE & BENNY'S**, **TGI FRIDAY'S**, **NANDOS**, **ASK** and **FIVEGUYS**.

# TOWN CENTRE OCCUPIERS

Logos for retail brands: TOPSHOP, FATFACE, UNITED KINGDOM, CAFFÈ NERO, COSTA, claire's, GREGGS.



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## ■ Description

This retail premises forms part of an established parade within Albert Road. The ground floor has been recently refurbished and comprises of a main sales area with a WC and wash hand basin located to the rear. Also located to the rear is a staircase which leads to the basement which is suitable for ancillary use.

The unit benefits from A3 planning consent having previously traded as a cafe.

## ■ Summary of Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

### Ground Floor

Net Sales Area	472 sq ft	43.82 sq m
Store room	33 sq ft	3.10 sq m
Basement	628 sq ft	58.32 sq m
Internal width	12'8"	3.93m
Shop depth	37'7"	11.51m

WC with wash hand basin.

## ■ Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£15,000 per annum**, exclusive.

## ■ Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: **£14,000**

Rates payable at 49.1p in the £ (year commencing 1st April 2019)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## ■ EPC Rating

D - 91

## ■ Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## ■ VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## ■ Viewing

Strictly by prior appointment through the joint sole agents Goadsby, through whom all negotiations must be



## ■ Important

### REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



goadsby<sup>ll</sup>  
The Complete Property Service Provider

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£1300