

AS/S. 4376

## FOR SALE/TO LET



## TOWN CENTRE SHOP PREMISES

NET POTENTIAL SALES AREA      710 SQ FT      66 SQ M

- CLOSE TO PRIME PEDESTRIANISED PRECINCT
- CLOSE TO SHOPPERS CAR PARKS
- OPPOSITE THE LANDMARK "NOVA" BUILDING

**93 COMMERCIAL ROAD, BOURNEMOUTH,  
DORSET BH2 5RT**

Southampton t: 023 8022 7337 • Winchester t: 01962 869667

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute 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, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

**LOCATION**

The property occupies an established town centre trading location within Commercial Road opposite the landmark Nova Building which comprises 4 large retail units, offices and 54 apartments. Numerous multiple retailers trade close by including **HOLLAND & BARRETT**, **MAPLINS**, **GAMES WORKSHOP** and **SUBWAY**. The property is located approximately 100 yards from the prime pedestrianised shopping precinct where anchor stores include **MARKS & SPENCER** and **PRIMARK**.

**DESCRIPTION**

A well presented single fronted shop currently being stud partitioned towards the rear to form storage and office space. Also at ground floor level are a kitchen and WC.

**ACCOMMODATION**

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

Gross Frontage	22' 2"	6.76m
Net Frontage	21' 7"	6.58m
Shop Width	17' 8"	5.38m maximum
Shop Depth	46' 10"	14.28m

<b>NET POTENTIAL SALES AREA</b>	<b>710 SQ FT</b>	<b>66 SQ M</b>
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Kitchen	53 sq ft	4.93 sq m
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Cloakroom with WC, wash basin and electric water heater.

**TERMS**

The premises are available on either a leasehold or freehold basis as follows:

**Leasehold**

By way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of £16,000 per annum, exclusive.

**Freehold**

At a price of £195,000 with vacant possession of the ground floor with the benefit of a nominal annual ground rent receivable from the upper floors which have been sold off by way of a long leasehold interest.

**RATEABLE VALUE**

To be assessed.

## **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 sole agents Goadsby, through whom all negotiations must be conducted.

## **IMPORTANT**

### **IDENTIFICATION**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

### **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.

# Energy Performance Certificate

Non-Domestic Building



93 Commercial Road  
BOURNEMOUTH  
BH2 5RT

**Certificate Reference Number:**

9215-3051-0902-0000-9221

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **92**

This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	78
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	168.31

## Benchmarks

Buildings similar to this one could have ratings as follows:

**36** If newly built

**47** If typical of the existing stock