

To Let
**Prime Retail Premises
with Upper Parts**
**55 Old Christchurch Road
Bournemouth
Dorset
BH1 1DT**



LOCATION

Bournemouth is Dorset's principal commercial centre and one of the UK's premier seaside resorts. It has a residential population in excess of 160,000 persons and a primary shopping catchment of 396,000 persons within a six mile radius (FOCUS).

The town is a thriving tourist destination with an estimated 1.5 million staying visitors and 3.8 million day visitors every year. Bournemouth also benefits from a substantial and growing student population with in excess of 20,000 students at the university.

These substantial town centre premises occupy a prime trading location adjoining HSBC within the mainly pedestrianised lower section of Old Christchurch Road which is arguably Bournemouth's principal shopping street, opposite Beales department store.

Major names trading closeby include TOP SHOP, COSTA, CAFFE NERO, MONSOON, CLAIRE'S ACCESORIES, SUPERDRY, ERNEST JONES, WATERSTONES, WHITE STUFF, OASIS and SWAROVSKI.

It is understood that the Local Authority has plans for the full pedestrianisation of the road junction just below the property with a view to creating a public space to be known as Beale Place

DESCRIPTION

The property is arranged over basement, ground and three upper floors.

The first floor could potentially provide additional retail space subject to any necessary consents.

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Double Fronted Shop

Gross Frontage:	22'0" (6.71m)
Net Frontage:	19'8" (5.99m)
Internal Width:	19'6" (5.94m) max
Shop Depth:	65'7" (19.99m)
Net Sales Area:	1,153 sq ft (107 sq m)
Basement:	704 sq ft (69 sq m)
First Floor Ancillary:	629 sq ft (58 sq m)
Second Floor Ancillary:	679 sq ft (63 sq m)
Third Floor Ancillary:	523 sq ft (49 sq m)

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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.

TERMS

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rent of **£75,000** per annum exclusive.

RATES

According to the VOA website the assessment for this property is stated as:

Shop and Premises, Rateable Value: £66,000

The standard multiplier for the year ending 31st March 2020 is 50.4p in the £.

Transitional arrangements may apply.

For more information, visit:

<https://www.gov.uk/introduction-to-business-rates>

FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating D (88).
Full EPC available for viewing on our website.

VIEWING

By prior appointment via the joint sole agents Willis Commercial through whom all negotiations must be conducted.

CONTACT

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Joint sole agents

Goadsby
Grant Cormack – 01202 550000



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Bournemouth - Central



50 metres

Experian Goad Plan Created: 12/03/2019
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