

RETAIL



102, CASTLE LANE, BOURNEMOUTH  
BH9 3JU

# LEASE AVAILABLE

**102, CASTLE LANE, BOURNEMOUTH, BH9 3JU**

**GROUND FLOOR AREAS — 60 SQ M—645 SQ FT**

**\*\* INCENTIVES AVAILABLE— SUBJECT TO STATUS \*\***

## LOCATION

The premises fronts Castle Lane West (A3060) situated between the two suburbs of Muscliff and Moordown. The units sits 1 mile west of Castle Point Shopping Centre and a further 2.7 miles from Royal Bournemouth Hospital.

The majority of the neighbouring occupiers are specialist local retailers such as Ft2Box, Belvior Estate Agents, Parkway Financial Solutions and Bainton Flooring.

National neighbouring occupiers include KwikFit, Bournemouth PDSA Pet Hospital and a Co-op Convenience store.

## ACCOMMODATION

The premises benefit from the following approximate net internal floor areas:-

Maximum Internal Width:	4.45 m	(14 ft 5)
Shop Depth:	11.53 m	(37 ft 8)
Sales area	60 sq m	(603 sq ft)

NB: The next door unit is also available and provides 63 sq m (678 Sq ft) at £10,929 . Full details on application. ,

## CONTACT

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**Carter  
Jonas**

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## LEASE

An assignment of an existing 15 year existing full repairing and insuring lease to expire 27th October 2027.

## RENT

£9,500 per annum exclusive

## TERMS

**INCENTIVES** are available, subject to status. Consideration given to temporary lettings, assignment or a new longer term.

## PLANNING

The premises fall under a Sui Generis betting office planning consent but can also be used for retail or financial and professional services. Interested parties are advised to satisfy themselves on the planning consent required for their proposed use and will be subject to the landlords approval.

## RATES

According to the Valuation Office website the rateable value is to be reassessed.

It is understood that no Business Rates are payable for the year ending 30st June 2021. Interested parties are advised to satisfy themselves that this covers their intended business by referring to:

<https://www.gov.uk/government/publications/business-rates-retail-discount-guidance>

## LEGAL COSTS

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

## VAT

All figures are exclusive of VAT, where applicable.

## ENERGY PERFORMANCE CERTIFICATE

A certificate rated 'D' is available on request.

## VIEWING & FURTHER INFORMATION

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For details of all commercial properties marketed through this firm please visit:

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

**SUBJECT TO CONTRACT    March 2021**

## IMPORTANT INFORMATION

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A1 AUTO CENTRE USED CAR DEALERSHIP		CASTLE LANE WEST	BELVOIR BOURNEMOUTH
			KITCHEN HOUSE LIMITED
RUSKIN AVENUE			WEST WAY
			CROSSFIT BOURNEMOUTH
RESIDENTIAL			BANG'S HAIR DESIGN
			CASTLE LANE TYRESALES CENTRE
			102—VACANT
			100—VACANT
			PAGET REID YORK
			BAINTON FLOORING
			TASTY FOOD
			FIT 2 BOX
			BAYPOINT SURVEYS
			PARKWAY FINANCIAL
CASTLE LANE CARS		A360	DIRECT ALARMS & SECURITY LIMITED
COX AVENUE			SALON SEVENTY FOUR
SIMPSONS—ESTATE AGENTS			NAZ—INDIAN TAKEAWAY
XCLUSIVE HAIR & BEAUTY			BOURNEMOUTH PDSA PET HOSPITAL
RESIDENTIAL		CASTLE LANE	KWIK FIT—PLUS
			CASTLE LANE BARBER SHOP
			NOOR—TAKEAWAY

