

RESTAURANT (A3) UNIT TO LET **jackson criss**

West End House, 11 Hills Place
London W1F 7SE

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www.jacksoncriss.co.uk

BOURNEMOUTH – LOWER GROUND FLOOR, 58 WESTOVER ROAD, BH1 2BZ



TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

RENT

On application.

FLOOR AREAS

	SQ FT	SQ M
Lower Ground Floor:	5,504	511.33

PLANNING

The unit currently benefits from A3 planning consent, however other uses will be considered subject to planning.

EPC

The EPC rating for the property is D – 80.

RATEABLE VALUE

£83,500 (2017 assessment)

SUBJECT TO CONTRACT & VACANT POSSESSION



- The unit occupies a corner location on Westover Road, a 5 minute walk from the seafront and within the East Cliff Conservation Area.
- Nearby occupiers include **The Royal Bath Hotel, Wagamama & Prezzo.**

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VIEWING

Liam Jones

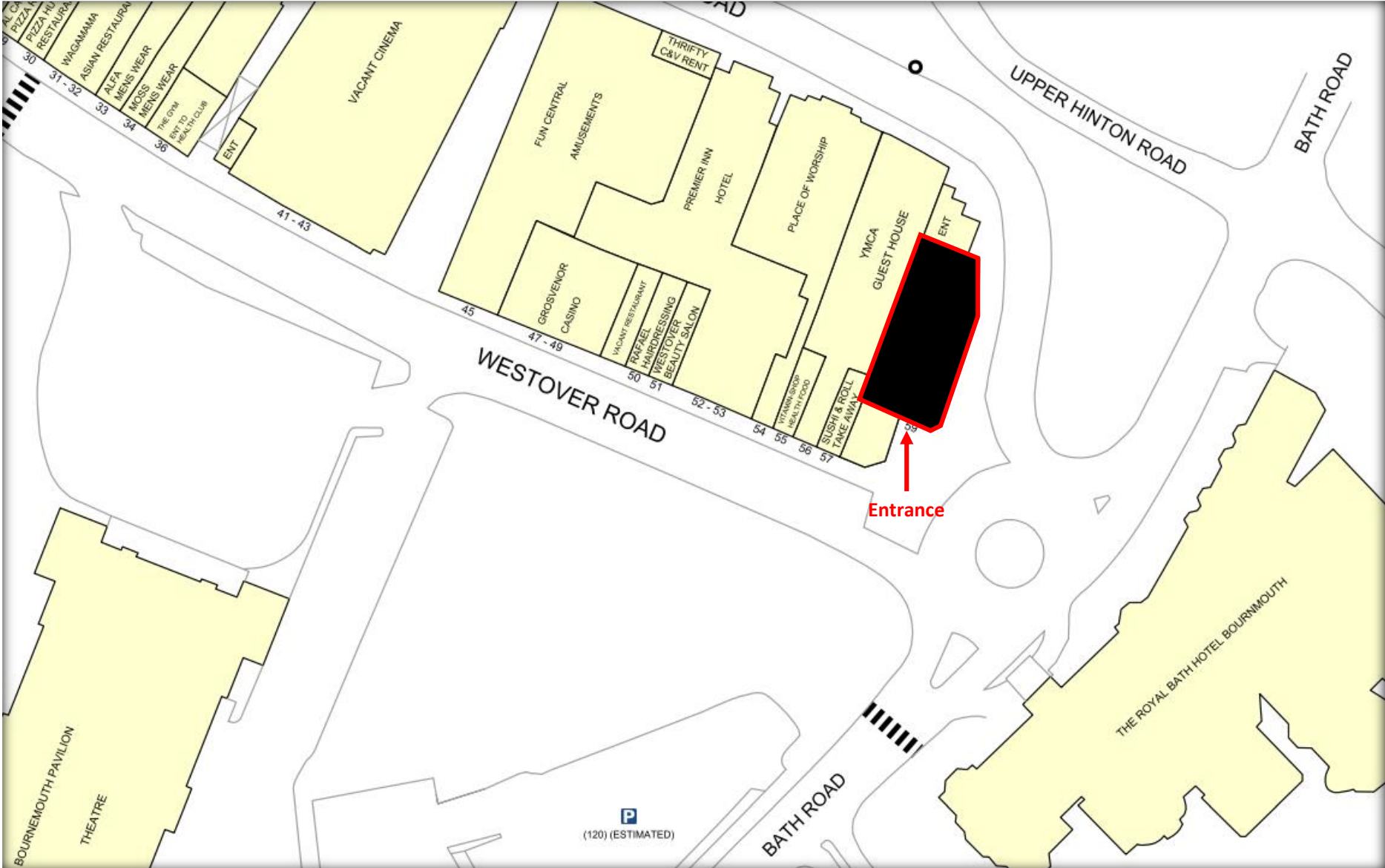
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