

**To Let**  
**Town Centre Two Level Shop**

**Class A1/A3 Use**

**11 Gervis Place  
Bournemouth  
BH1 2AN**



**LOCATION**

The premises occupy an excellent town centre trading location fronting Gervis Place close to its junction with Westover Road.

The premises adjoin the well regarded 7Bone gourmet burger restaurant. Beales Department Store & L'Occitane both trade opposite and the premises face the renowned Bournemouth Arcade.

A number of quality operators are represented closely including Cote Brasserie, Richmond Classics, White Stuff, Jack Wills, Waterstones, Space NK and Dingles (House of Fraser) Department Store.

The premises are also a short distance from the Pavilion Theatre and the BH2 leisure scheme.

As such they are well placed to benefit from pre/ post theatre/ cinema dining in addition to the excellent daytime trading opportunities with shoppers and tourists using the town centre's many facilities.

**DESCRIPTION**

These attractive premises are arranged over ground and lower ground floors.

Currently trading as a coffee shop, the ground floor comprises a well presented and spacious shop together with customer WC's.

The lower ground floor comprises a spacious basement (currently used for food preparation) together with office, staffroom, storage and staff WC.

There is also an **enclosed courtyard**.

The premises have a light & airy feel with good floor to ceiling height and feature Karndean flooring, air conditioning and a stained-glass window to the rear wall.

It is considered that the premises would lend themselves well to a variety of retail or catering based uses subject to the ingoing tenants securing any necessary statutory consents.

**ACCOMMODATION**

The accommodation with approximate areas and dimensions is as follows:

**Double Fronted Shop**

Internal Width: 19'9" 6.02m

Shop Depth: 50'0" 15.24 m

**Net Sales Area: 934 sq ft 86.80 sq m**

**Disabled WC:** Low level WC, wash basin, soap dispenser, electric hand dryer, baby changing unit.

**Second Customer WC:** Low level WC, wash basin, soap dispenser, electric hand dryer.

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tel: **01202 887555** web: **www.williscommercial.co.uk**

Willis Commercial Ltd. Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

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.

### Lower Ground Floor

**Main Area:** 677 sq ft 62.91 sq m

**Staffroom:** 161 sq ft 15 sq m  
With stainless steel sink

**Office:** 87 sq ft 8 sq m

**Storage (approx):** 100 sq ft 9.30 sq m

### **Staff WC**

Door to:

### **Rear Courtyard**

### **TOWN PLANNING**

Planning consent was granted by Bournemouth Borough Council on 21<sup>st</sup> October 2014 (Application number 7-2014-4244-AB) for 'Change of use from Shop (Class A1) to shop/café (Class A1/A3).

Certain conditions apply.

Full details available from the agents.

### **RATES**

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

Restaurant and Premises, Rateable Value: £31,000

The small business multiplier for the year ending 31<sup>st</sup> March 2020 is 49.1p in the £.

For more information, visit:

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

### **AVAILABILITY**

The premises will be available with effect from 1<sup>st</sup> November 2019.

### **TERMS**

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by arrangement at a commencing rent of **£30,000** per annum, exclusive.

### **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**

The in-going tenant is to bear the landlord's reasonable legal costs incurred in the transaction.

### **ENERGY PERFORMANCE CERTIFICATE**

Energy Performance Asset Rating D (96).

Full EPC available for viewing on our website.

### **VIEWING**

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

### **CONTACT**

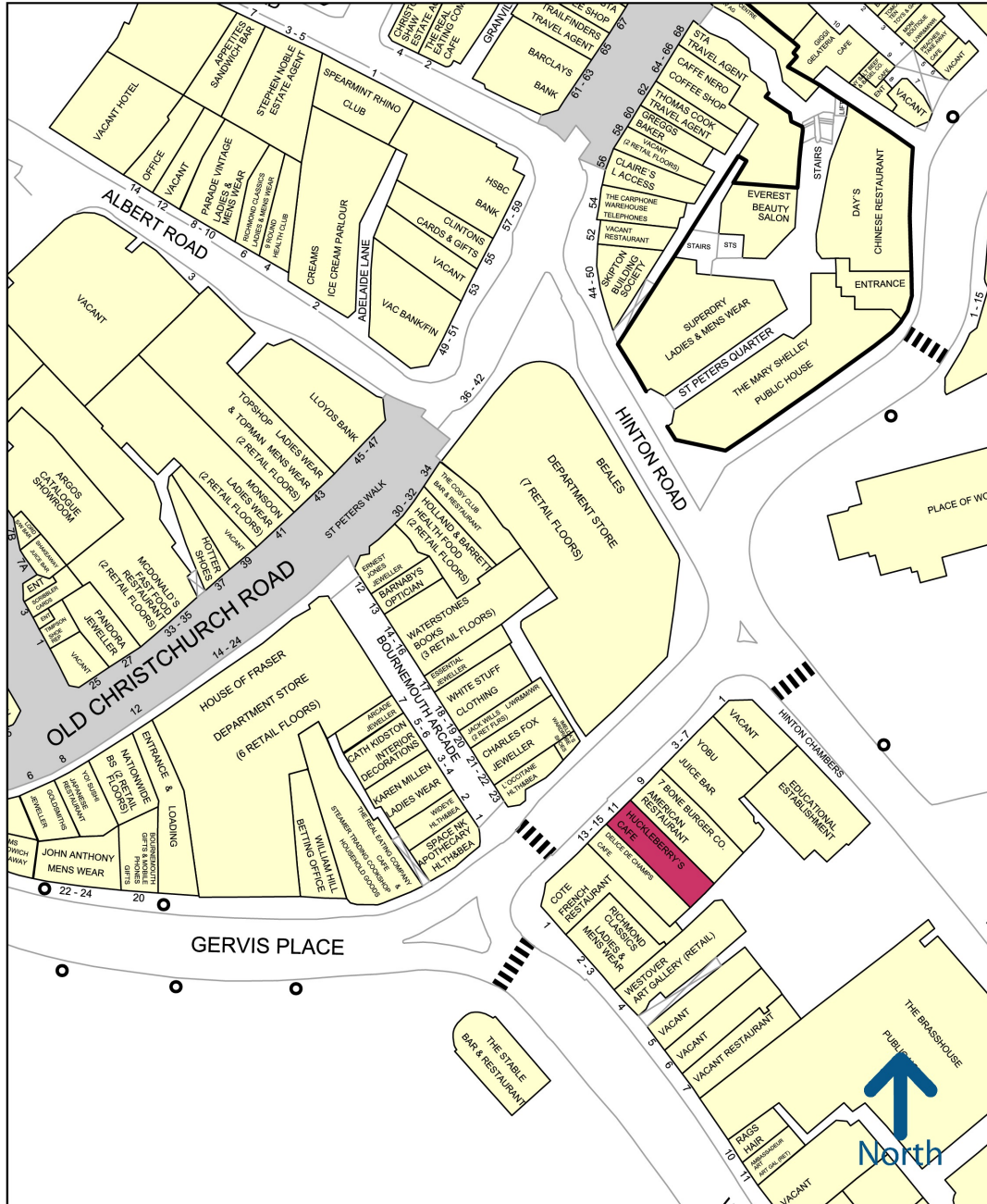
Patrick Willis – 01202 887555

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50 metres

Experian Goad Plan Created: 10/09/2019  
Created By: Willis Commercial



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