

On the instruction of Lloyds Bank

TO LET

2 Southbourne Grove West, Southbourne, Bournemouth



LOCATION

Southbourne is a suburb of Bournemouth, on the south coast of England in Dorset. It is located about 75 miles south east of Bristol and 5 miles east of Bournemouth town centre. The subject property is situated on the north side of Southbourne Grove on the corner of Beresford Road, which is the district thoroughfare.

National occupiers within the vicinity include **Co-op Funeralcare**, **Boots Pharmacy** and **Nationwide**.

DESCRIPTION

The subject demise comprises a three storey building arranged with banking hall and strong room on the ground floor, offices on the first floor and a self-contained flat on the second floor. There are two garages with parking bays at the front. The flat is currently let .

RATES

We are informed by the Local Rating Authority that the current Rateable Value of the property is £35,750.

TENURE

Leasehold

EPC

Energy Performance Certificate available on request.

KEY FEATURES

- LEASEHOLD
- FORMER BANKING HALL
- ATTRACTIVE BUILDING
- GROUND AND FIRST FLOOR RETAIL UNIT

RENT

£52,500 per annum.

Sub tenant rent : £9,600 per annum

TERMS

The property is available by way of assignment with an existing lease expiry of 08/08/2023.

ACCOMMODATION

The unit is arranged over ground, first and second floor with the following approximate dimensions and net internal areas:

Ground floor	2,495 sq ft	231.79 sq m
First Floor	1,187 sq ft	110.28 sq m
Flat	Not measured	Not measured
TOTAL AREA	3,682 sq ft	342.07 sq m

VIEWING:

STRICTLY BY PRIOR APPOINTMENT THROUGH:

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Not to scale.

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