

To Let

Large Retail Unit in Prime Pedestrianised Location

**586-588 Christchurch Road
Boscombe
Bournemouth
BH1 4BH**



LOCATION

Boscombe is a major suburb situated approximately 1.5 miles to the east of Bournemouth town centre

It enjoys good all year-round trade which is augmented during the summer months through the many holidaymakers and day trippers visiting the area

The premises are located within Boscombe's prime pedestrianised shopping precinct where numerous major multiple retailers are represented.

These include Primark, Specsavers, WH Smith, Bon Marche, Costa Coffee, Lloyds Pharmacy, Café Nero and Sainsbury's.

The premises adjoin TSB, are close to the O2 Academy and a short distance from the Sovereign Shopping Centre where many more major names are represented.

DESCRIPTION

A substantial and well-proportioned ground retail unit formerly occupied by Store Twenty-One

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Double Fronted Shop

Gross Frontage: 50'10" (15.5m)

Net Frontage: 46'9" (14.25 m)

Shop Depth 93'2" (28.4m)

Built Depth 103'0" (31.4m)

Gross Internal Area: 4,288 sq ft (398.6 sq m)

Outside:

Good rear loading either from ground level via a wide pedestrian alleyway or via the first-floor loading bay and dual goods lifts.

The loading bay serves the property and also the Sovereign Shopping Centre and is thus a facility capable of accommodating very large delivery lorries.

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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 FR&I lease for a term to be agreed at a commencing rent of **£49,500** per annum, exclusive.

The leased will provide for upward only rent reviews at 5 yearly intervals.

RATES

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

Shop and Premises, Rateable Value: £56,000

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

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.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating C (score 72).

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.

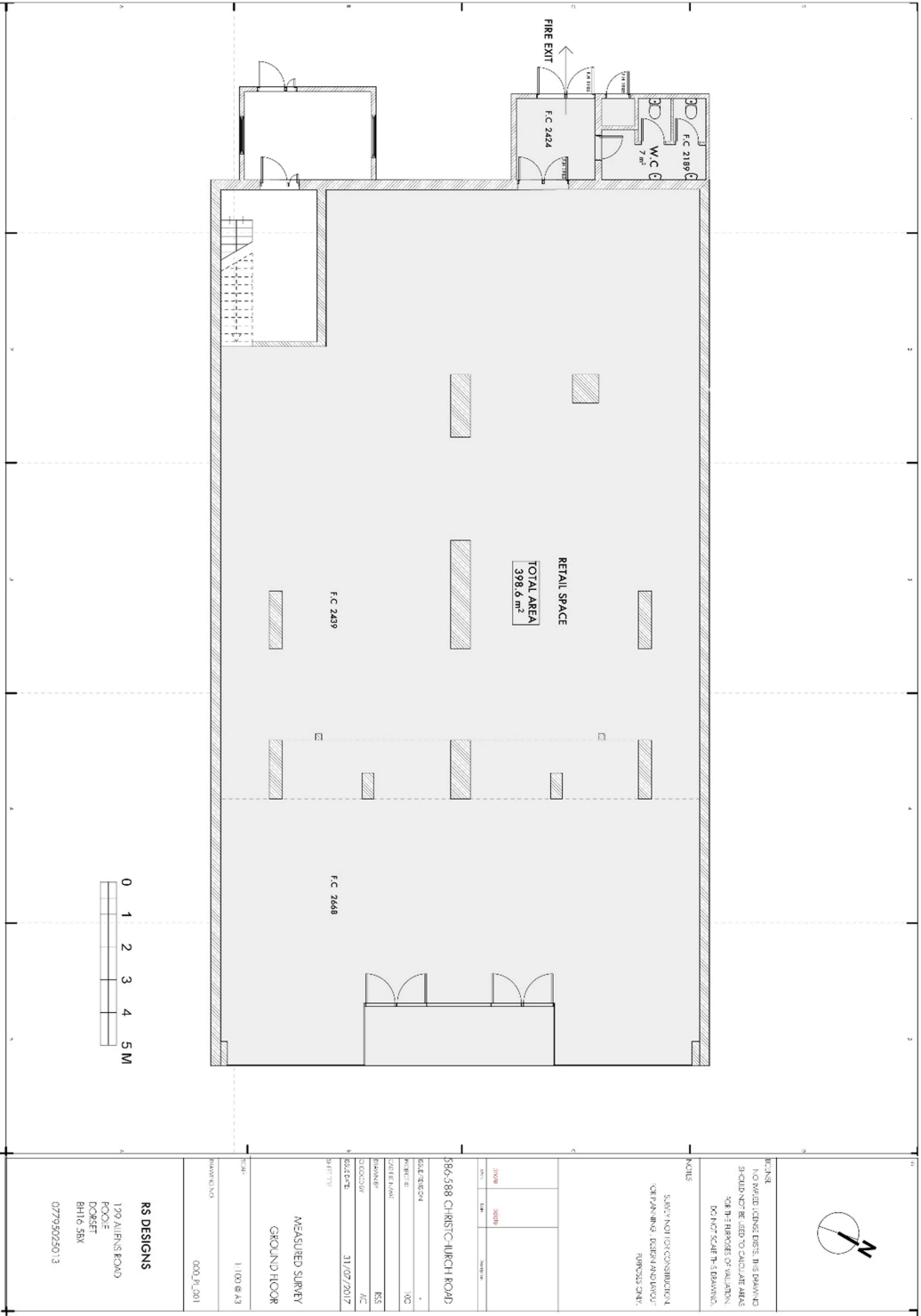
CONTACT

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