

To Let
Prime Shop Premises

573 Christchurch Road
Boscombe
Bournemouth
BH1 4AH



LOCATION

Boscombe is a major suburb located some 1.5 miles east of Bournemouth town centre and features a vibrant retail scene centred around Christchurch Road.

The subject premises occupy an excellent trading position adjoining Subway within Boscombe's prime pedestrianised shopping precinct opposite the Royal Arcade and Sovereign Shopping Centre.

Numerous major multiple retailers are represented closeby including Primark, Boots, McDonalds, WH Smith, Costa Coffee, Bon Marche, Caffe Nero, Carphone Warehouse and Sainsburys.

DESCRIPTION

A good-sized shop unit with ancillary storage space, all at ground floor level.

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Double Fronted Shop

Internal Width (max): 21'10" 6.66m

Built Depth: 90'0" 27.43m

Net Potential Sales Area: 1,144 sq ft (106 sq m)

Ancillary: 328 sq ft (30.5) sq m

Basement:

We understand that there is a basement although we were unable to gain access to this at the time of our inspection.

TERMS

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rent of **£19,000** per annum, exclusive.

RATES

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

Shop and Premises, Rateable Value: £12,000

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

However, for properties having a rateable value of £12,000 or less eligible occupiers should qualify for 100% Small Business Rates Relief and will thus have **no business rates to pay**

Applicants must check their eligibility with the relevant Local Authority.

For more information, visit:
<https://www.gov.uk/introduction-to-business-rates>

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.

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 C (71).

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.

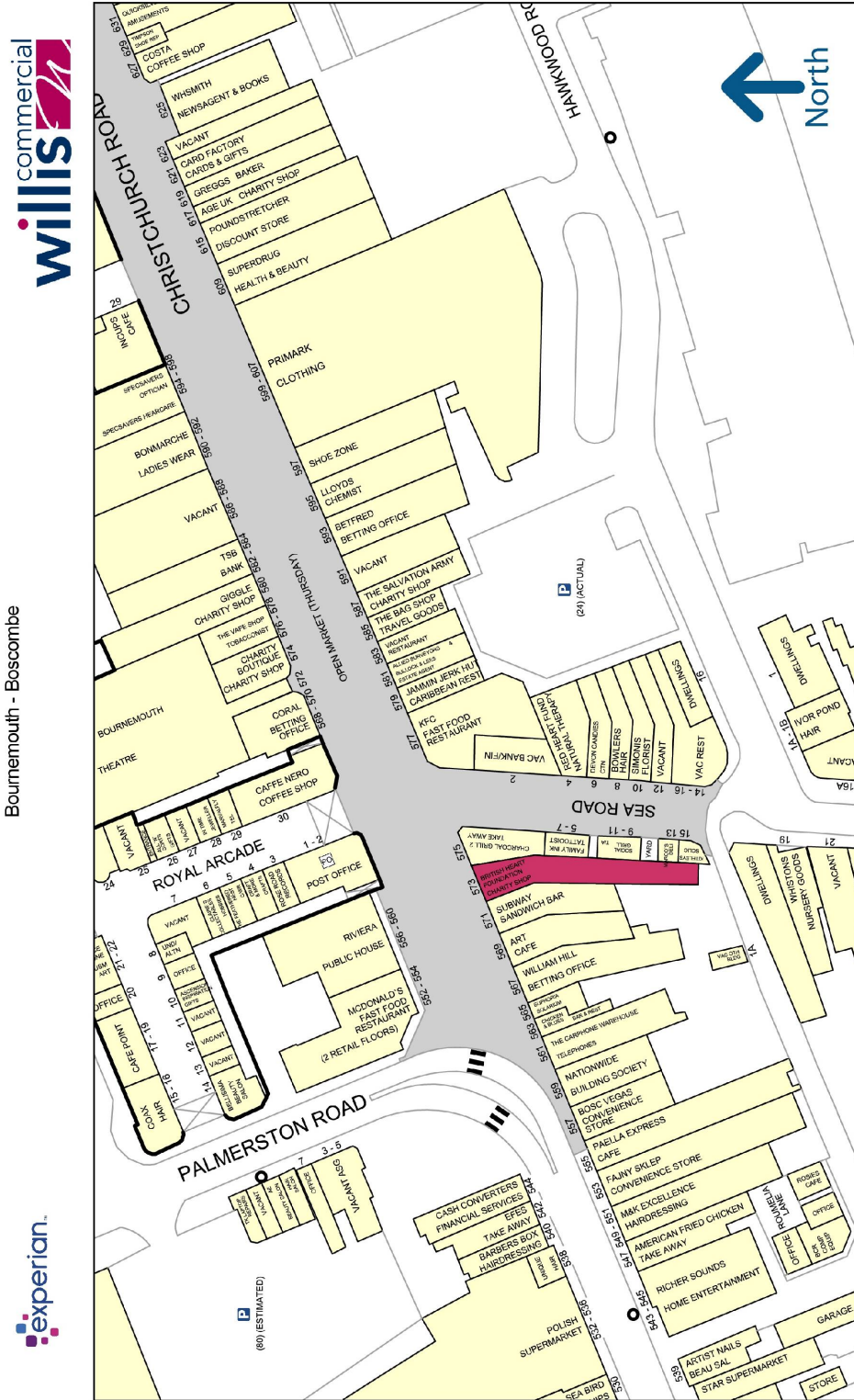
CONTACT

Patrick Willis – 01202 887555

patrick@williscommercial.co.uk



Continued.....



Bournemouth - Boscombe



Experian Goad Plan Created: 20/11/2018
Created By: Willis Commercial

50 metres



For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885