

To Let
Double Fronted Shop Premises
with Parking

Busy, Main Road Location

906 Christchurch Road
Boscombe
Bournemouth
BH7 6DL



LOCATION

The premises front the busy A35 Christchurch Road within this densely populated Bournemouth suburb some three miles east of Bournemouth town centre and around half a mile from Boscombe's prime pedestrianised shopping precinct.

This stretch of Christchurch Road plays host to a broad and eclectic mix of specialist retailers together with service providers and catering outlets.

Pokesdown Railway Station is situated closeby.

The premises adjoin the long established Chameleon Bridalwear business.

DESCRIPTION

A well proportioned double fronted shop with kitchen, cloakroom and the benefit of one car parking space to the rear.

The shop benefits from excellent floor to ceiling height of 10'1" (3.07m) maximum.

The premises feature a highly polished ceramic tiled floor to much of the retail space.

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Double Fronted Shop

Internal Width:	15'11" (4.86m)
Widening to (max):	17'2" (5.23m)
Built Depth (approx):	50'0" (15.24 m)

Gross Internal Area (approx): 700 sq ft (65 sq m)

Customer Cloakroom

WC, wash basin and electric water heater.

Kitchenette:

With rear door, stainless steel sink and cupboards.

Staff Cloakroom

WC, wash basin and electric water heater.

Outside:

One car parking space at rear with vehicular access via Hannington Place

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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 full repairing and insuring lease, for a term to be agreed at a commencing rent of **£7,200** per annum exclusive.

The rent is to be paid monthly in advance at the rate of £600 per calendar month

The lease will incorporate upwards only rent reviews every three years.

RATES

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

Shop and Premises, Rateable Value: £5,500

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>

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 (Score 74).
Full EPC available for viewing on our website.

VIEWING

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

CONTACT

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