

To Let
Prime Retail Premises

102 Commercial Road
Bournemouth
Dorset
BH2 5LR



LOCATION

Bournemouth is Dorset's principal commercial centre and one of the UK's premier seaside resorts. It has a residential population in excess of 160,000 persons and a primary shopping catchment of 396,000 persons within a six mile radius (FOCUS).

The town is a thriving tourist destination with an estimated 1.5 million staying visitors and 3.8 million-day visitors every year. Bournemouth also benefits from a substantial and growing student population with in excess of 20,000 students attending Bournemouth University.

The premises occupy a prime trading position fronting Commercial Road, directly adjacent to Caffé Nero.

Retailers located nearby include Holland & Barrett, Zara, River Island, H&M, Ann Summers, Primark, KFC, Starbucks, Schuh, Pret a Manger, Greggs and JD Sports.

DESCRIPTION

The property comprises a substantial retail unit arranged over ground and first floors.

The ground floor offers a good-sized retail area with an internal staircase leading to the first floor which offers ancillary storage and staff welfare facilities.

The property has the benefit of rear service and loading areas giving direct access to the first floor.

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Double Fronted Shop

Gross Frontage: 26'9" (8.15 m)

Net Frontage: 25'3" (7.7 m)

Internal Width: 25'4" (7.72 m)

Narrowing at rear to : 19'9" (6.02 m)

Shop Depth: 99'7" (30.36 m)

Ground Floor Sales: 2, 297 sq ft (213 sq m)

Office & Storage: 137 sq ft (12.7 sq m)

First Floor: 1,517sq ft 141 sq m

TOT NET INT AREA (approx) 3,950 sq ft 367 sq m

Male & Female WC's with wash hand basins

Outside: Rear service yard

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 **£45,000** per annum, exclusive.

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.

INCENTIVE

A 6 months' rent-free period may be available, subject to terms.

RATES

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

Shop and Premises, Rateable Value: £66,500

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>

NB: We understand that an appeal has been lodged.

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 incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating C (60).

Full EPC available for viewing on our website.

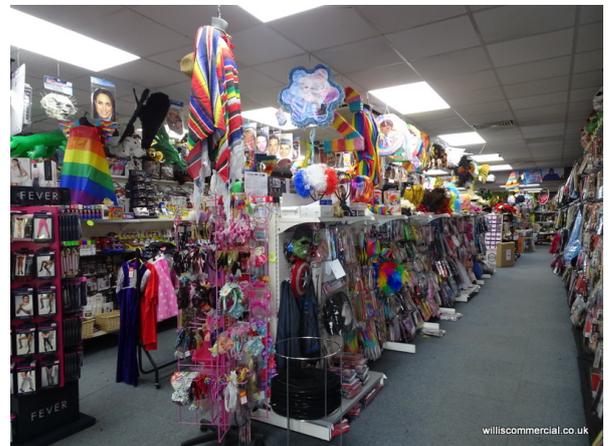
VIEWING

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

CONTACT

Patrick Willis – 01202 887555

patrick@williscommercial.co.uk



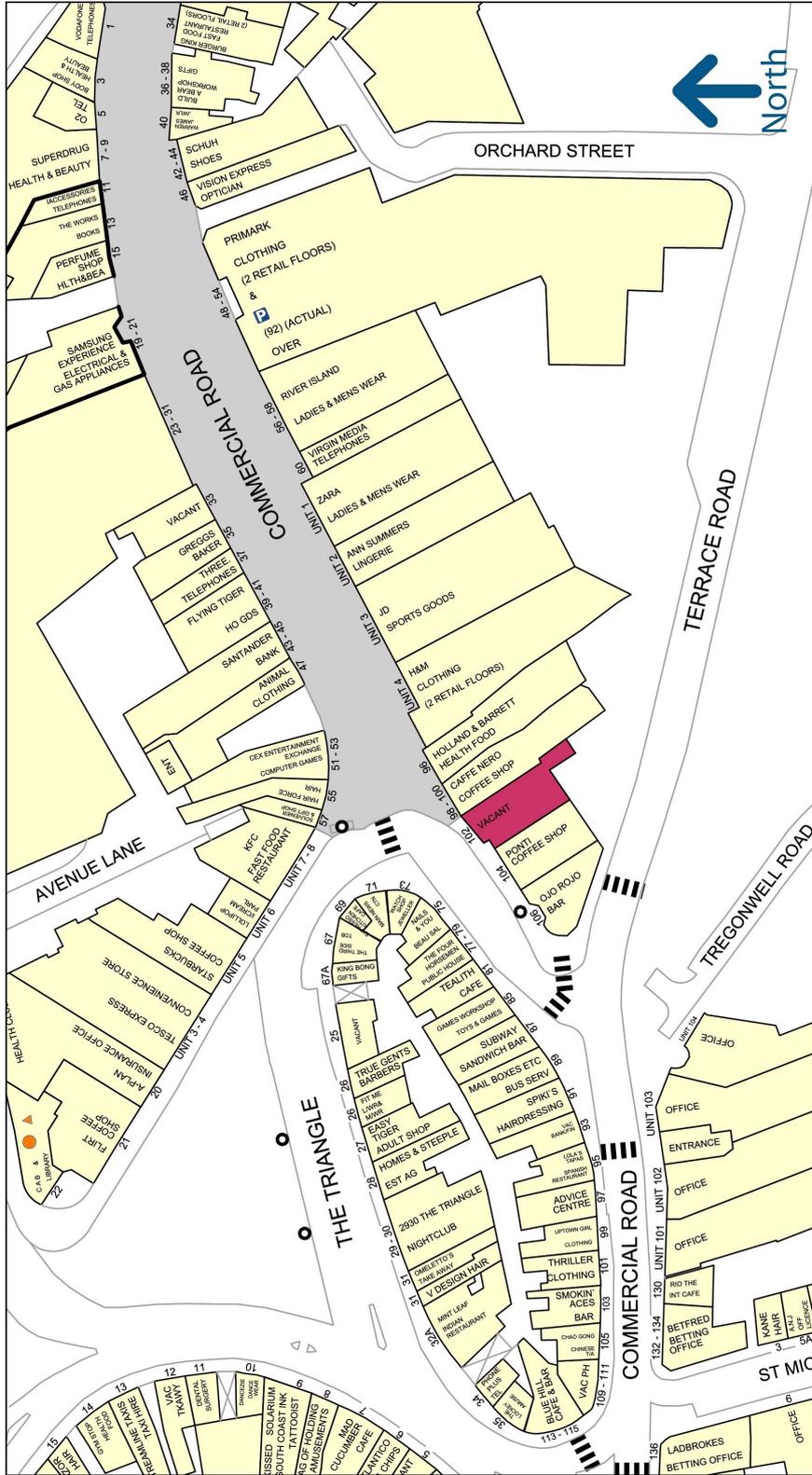
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Bournemouth - Central



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