

To Let
Prime Shop Premises

69 Old Christchurch Road
Bournemouth
Dorset
BH1 1EW



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 6-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 the University.

These town centre premises occupy a prime trading location **adjoining both FAT FACE and COSTA**, fronting Old Christchurch Road which is one of Bournemouth's principal shopping streets

Major names trading closeby include DINGLES (HOUSE OF FRASER) BEALES, TOP SHOP, COSTA, CAFFE NERO, MONSOON, CLAIRE'S ACCESORIES, SUPERDRY, ERNEST JONES, WATERSTONES, WHITE STUFF, OASIS and SWAROVSKI.

Also closeby is the newly pedestrianised Beale Place which provides a pleasant area of seating and something of a focal point.

Bournemouth has seen substantial inward investment in recent times. This includes two newly constructed Hilton hotels, Hilton Bournemouth and Hampton by Hilton and the BH2 Leisure Complex which comprises approximately 115,000 (10,683 sq m) of retail and leisure space arranged over 5 levels.

The scheme is anchored by a 10 screen, 2,000 seat Odeon multiplex cinema and 17 family orientated branded restaurants including Chiquito, Prezzo, Pizza Express, Nando's, Miller & Carter Steakhouse, Handmade Burger Company, TGI Fridays, The Real Greek, Coast to Coast, Ask Italian, Frankie & Benny's, Five Guys & Las Iguanas.

DESCRIPTION

An attractive shop unit with storage/office space on the first floor and additional extensive storage space at basement level.

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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.

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Single Fronted Shop

Gross Frontage: 15'1" (4.60m)
Net Frontage: 13'0" (3.94m)
Internal Width: 14'6" (4.42m)
Widening to: 19'2" (5.84m) max
Shop Depth: 49'4" (15.04m)

Net Sales Area: 727 sq ft (67.56 sq m)

Ancillary: 54 sq ft (5.01m)

WC

First Floor: 147 sq ft (13.66 sq m)

Basement: 902 sq ft (84 sq m)

TOTAL NET AREA: 1,830 SQ FT (170 SQ M)

TENURE

The premises are available by way of a new full repairing and insuring lease for a term of 10 years or more at a commencing rent of **£35,000** per annum exclusive. The lease will incorporate upwards only rent reviews every five years.

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.

RATES

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

Shop and Premises, Rateable Value: £46,250

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

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

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Ordered and awaited.

VIEWING

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

CONTACT

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or

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Bournemouth - Central



50 metres

Experian Goad Plan Created: 22/10/2019
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