



**To Let**

**Shop Premises with  
Basement & Parking**

**4 Queens Road  
Westbourne  
Bournemouth  
BH2 6BE**



**LOCATION**

The property is centrally situated within a busy parade fronting Queens Road, a busy commuter route which lies midway between the centres of Westbourne and Bournemouth.

Queens Road supports a variety of retail /catering orientated and leisure businesses which serve a large residential catchment area.

The premises are located close to a Co-op convenience store and opposite a Premier convenience store.

Roadside parking (subject to daytime limited waiting) is available along Queens Road, with local businesses also benefitting from a large public car park which is situated just a few yards from the property.

**DESCRIPTION**

A well-proportioned shop premises with open plan basement storage, rear loading and parking for one car.

**ACCOMMODATION**

The accommodation with approximate areas and dimensions is as follows:

**Single Fronted Shop**

Internal Width (max): 15'6" (4.72 m)

Shop Depth (max): 37'2" (11.33 m)

**Net Sales Area: 512 sq ft (47.58 sq m)**

**Basement Storage: 519 sq ft (48.23 sq m)**

**Outside:**

Rear loading & 1 car parking space accessed via Bourne Close.

**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 **£12,500** per annum exclusive.

The lease will incorporate rent reviews at three yearly intervals.

**Continued.....**

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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.

## RATES

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

Shop and Premises, Rateable Value: £8,900

The small business multiplier for the year ending 31<sup>st</sup> 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>

## LEGAL COSTS

The in-going tenant is to bear the landlord's reasonable legal costs incurred in the transaction.

## 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.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating D88.  
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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