

**RENT REDUCTION**  
**TO LET**  
**PRIME TOWN CENTRE**  
**RETAIL PREMISES**  
1,785 SQ FT // 165.9 SQ M



**RETAIL**

**goadsby**

**77 OLD CHRISTCHURCH ROAD**  
BOURNEMOUTH, DORSET, BH1 1EW

# LOCATION

The premises occupy an excellent trading position within the pedestrianised section of Old Christchurch Road in the heart of Bournemouth's core shopping district. Major names trading in the vicinity include **TOPSHOP**, **COSTA COFFEE**, **CAFFE NERO**, **CARD FACTORY**, **FATFACE** and **GREGGS**. The **BEALES** and **DINGLES (HOUSE OF FRASER) DEPARTMENT STORES** are also situated in the vicinity. The property benefits from delivery access via Granville Place and is situated within Old Christchurch Road conservation area.

# NEARBY OCCUPIERS

**COSTA**

**GREGGS**

**LLOYDS BANK**

**CAFFE NERO**

**BARCLAYS**

**THE Carphone Warehouse**







## 77 OLD CHRISTCHURCH ROAD

### Description

The premises, having been extensively refurbished, comprise a ground floor open plan sales/restaurant area with an internal staircase leading to a large basement, which has been recently built to accommodate a professional kitchen (if required) & toilet facilities. All the appropriate services are available to the premises and are capped off, including the necessary facilities needed to install a disabled WC.

### Summary of Accommodation

	Sq m	Sq ft
Ground floor net sales area	81.8	880
Basement	84.1	905

**Gross internal area approx. 165.9 1,785**

### Terms

The premises is available by way of a new full repairing and insuring lease, terms and rent review patterns by negotiation at **£30,000 per annum**, exclusive.

### Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: **£54,000**  
 Rates payable at 49.3p in the £ (year commencing 1st April 2018)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

### EPC Rating

C - 65



### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

### Viewing

Strictly by prior appointment through the agents, through whom all negotiations must be conducted.



### REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form 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, to the structural integrity of the premises and condition/working order of services, plant or equipment.