



TO LET
PRIME TOWN CENTRE
RETAIL PREMISES
1,272 SQ FT // 121.48 SQ M

RETAIL



4 OLD CHRISTCHURCH ROAD,
BOURNEMOUTH, DORSET, BH1 1LG

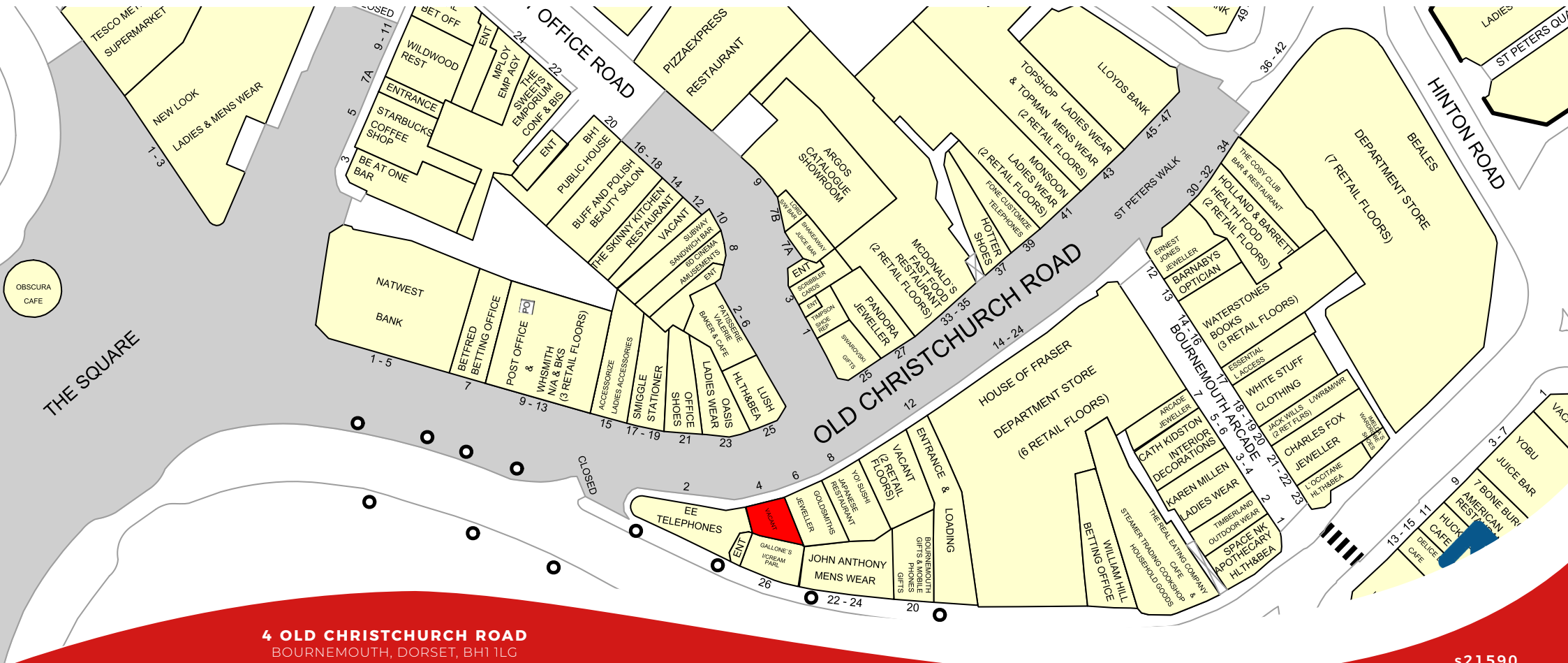
SUMMARY

- PRIME TOWN CENTRE LOCATION
- ARRANGED OVER 2 FLOORS
- MULTIPLE NATIONAL RETAILERS ON OLD CHRISTCHURCH ROAD

LOCATION

The premises occupy an excellent trading position within the pedestrianised section of Old Christchurch Road in the heart of Bournemouth Town Centre. Major retailers within the Town Centre include **WH Smith, Lush, McDonalds, Pandora, EE, Yo! Sushi, Argos, Pizza Express & many more**. A number of the major clearing banks are also located in the Town Centre. The NCP multi-storey car park is approximately 130m from the subject premises and has 236 spaces.

TOWN CENTRE OCCUPIERS



4 OLD CHRISTCHURCH ROAD
BOURNEMOUTH, DORSET, BH1 1LG



BOURNEMOUTH SQUARE



OLD CHRISTCHURCH ROAD



NEIGHBOURING
POST OFFICE ROAD

Description

A good sized ground floor retail unit providing ancillary storage via the first floor. The first floor is accessed via the communal areas of the building and also provides a WC with wash hand basin.

Summary of Accommodation

	Sq m	Sq ft
Ground floor net sales area	69.35	746
First floor	52.13	561

Total net internal area approx.	121.48	1,272
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Shop depth	14.60m	47' 8"
Internal width	4.81m	15' 7"

Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

Important

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

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.

Rent

£60,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£61,5000 (from 1.4.18)

EPC Rating

D - 88

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.

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.



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.

