

**To Let**  
**Retail/ Restaurant/ Leisure**  
**Opportunities Available**

**Hinton Road**  
**Bournemouth**  
**Dorset**  
**BH1 2EN**



**LOCATION**

The property forms part of the rear of 29-36 Westover Road, situated between the ABC and Odeon Cinemas on Hinton Road.

It is located close to the shopping and leisure facilities within Gervis Place and Old Christchurch Road and Hinton Road is also linked to Westover Road with its shops, restaurants, bars and Pavilion Theatre via two pedestrian links.

Hinton Road has the benefit of metred roadside parking and the 315 space long stay Central Car Park is located within a short walk.

**DESCRIPTION**

The property was constructed circa 1920's and has an industrial "Shoreditch-style" facade.

It is arranged over ground, first and second floors and has an extensive frontage to Hinton Road with, potentially, a second access via a ground floor lobby fronting Westover Road.

**ACCOMMODATION**

The property comprises the following gross internal areas:

Ground floor	7,255 sq ft	674.26 sq m
First Floor	8,830 sq ft	820.63 sq m
Second floor	9,660 sq ft	897.44 sq m
<b>Total</b>	<b>25,745 sq ft</b>	<b>2,392.33 sq m</b>

**TERMS**

The premises are available as a whole or in part and a new lease is available direct from the freeholders on terms to be agreed.

**TOWN PLANNING**

The premises are understood to benefit from Class D2 use. However, the landlords are happy to consider all proposed uses subject to the granting of any necessary planning and other statutory consents

tel: **01202 887555** email: [enquiries@williscommercial.co.uk](mailto:enquiries@williscommercial.co.uk)

web: [www.williscommercial.co.uk](http://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.

## UNIFORM BUSINESS RATES

The ground and first floors are to be reassessed.

The second floor is assessed as:

**Snooker club & premises: Rateable value: £35,250**

The standard multiplier for the year ending 31<sup>st</sup> March 2017 is 49.7p in the £.

For more information, visit:

<https://www.gov.uk/introduction-to-business-rates>

## 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

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

## ENERGY PERFORMANCE CERTIFICATE

Ordered and awaited.

## VIEWING

By prior appointment via the joint sole agents;

**Willis Commercial Ltd.**

Patrick Willis - 01202 887555  
[patrick@williscommercial.co.uk](mailto:patrick@williscommercial.co.uk)

Or

**Koopmans**

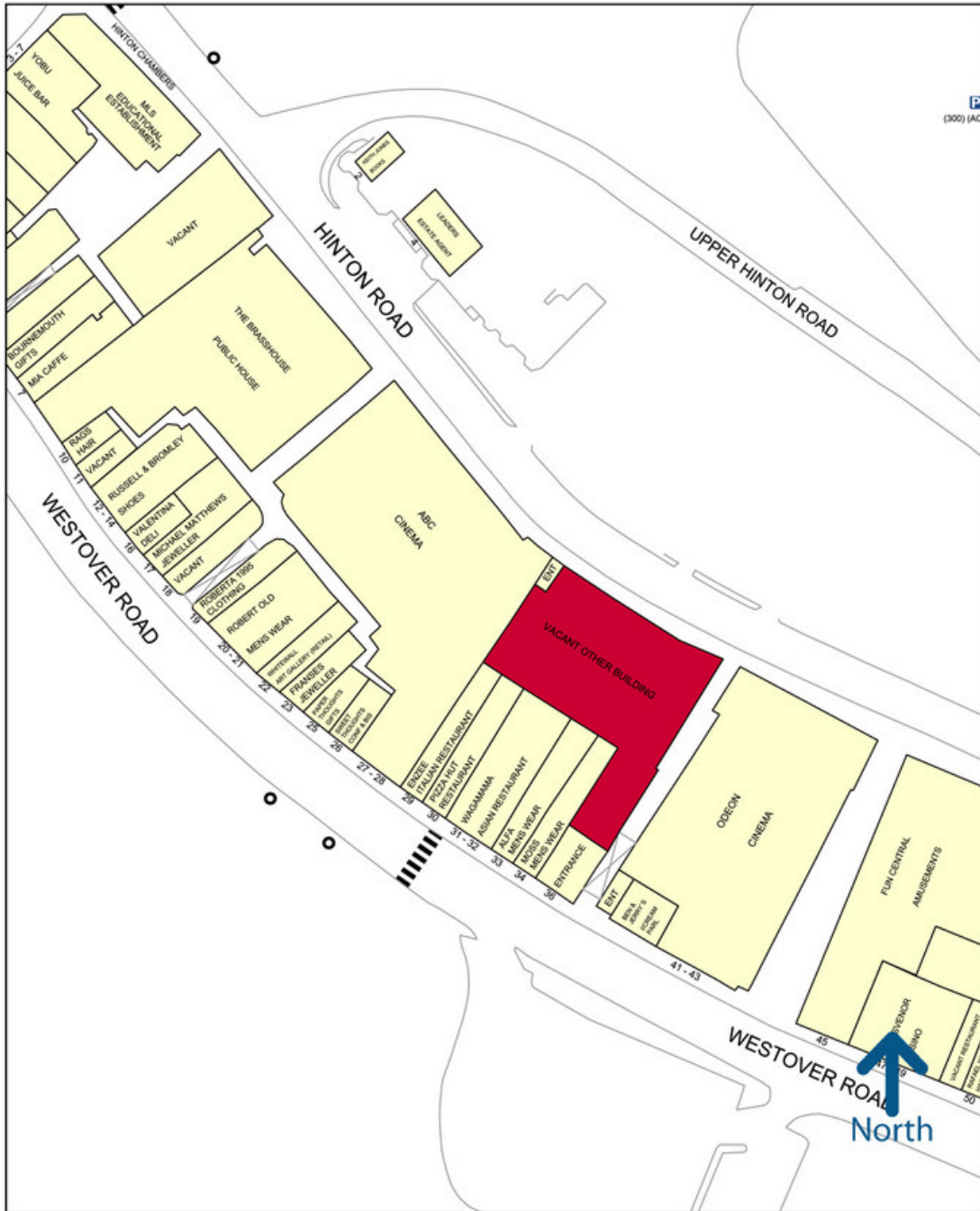
Jamie Arva – 01923 853749  
[Jamiea@koopmans.co.uk](mailto:Jamiea@koopmans.co.uk)

All negotiations must be conducted through the agents.





Bournemouth - Central



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