



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**586-588 CHRISTCHURCH ROAD  
BOSCOMBE BOURNEMOUTH BH1 4BH**



## Large Retail Premises TO LET

- New lease
- High Street Location
- Sales area: 309.45 sq.m. (3329.68 sq.ft.)

**Available on a  
new lease at  
£40,000 p.a.  
exclusive**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

The property is located within the pedestrianised section of Christchurch Road within Boscombe which is a short distance for the Sovereign Centre and adjacent the O2 Academy. Adjoining neighbours include Betfred, KFC and The Salvation Army.

The subject premises comprise a ground floor double fronted lock up shop with sales area, small office, kitchenette/staff area and WC/shower room.

## ACCOMMODATION

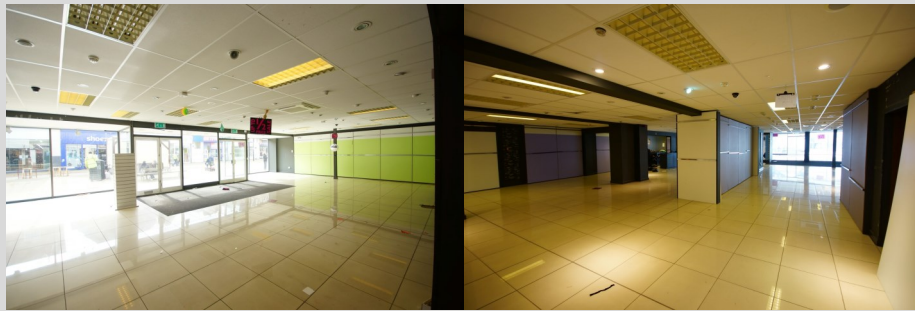
Gross Internal Area: 309.45 sq.m. (3329.68 sq.ft.) approx.

## RATEABLE VALUE - TBA

Latest budget announcement retail premises with a rateable value below £51,000 will receive 100% rates relief (no rates payable) for the next year.

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

## EPC RATING C



## TENURE

Available on a new lease with terms to be negotiated at a rental of £40,000 per annum exclusive of all other outgoings.

## PLANNING

Long established use as Class A1 retail sales.

Alternative uses would be considered

We are advised that the property has Class A1 retail use however it is down to the applicant to obtain this information for certainty.

## LEGAL FEES

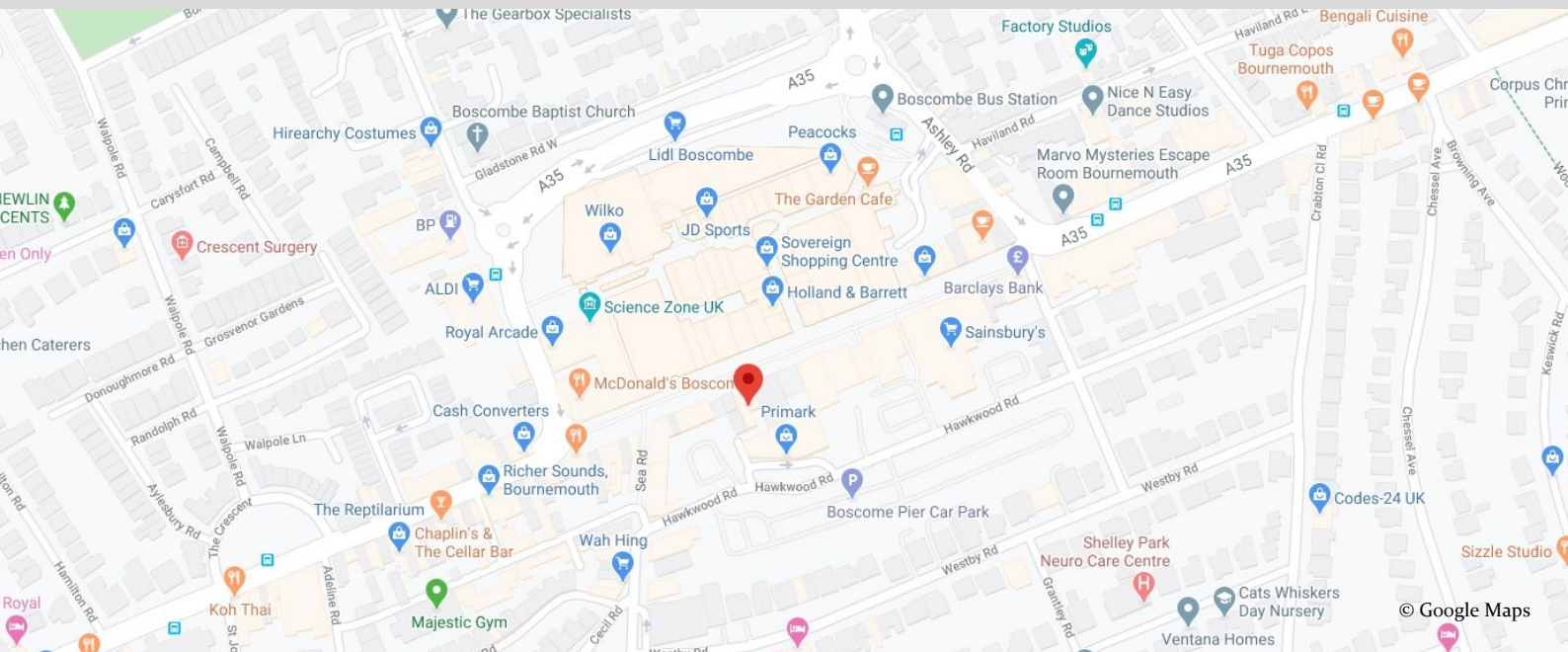
The incoming tenant will be responsible for their own legal fees.

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**

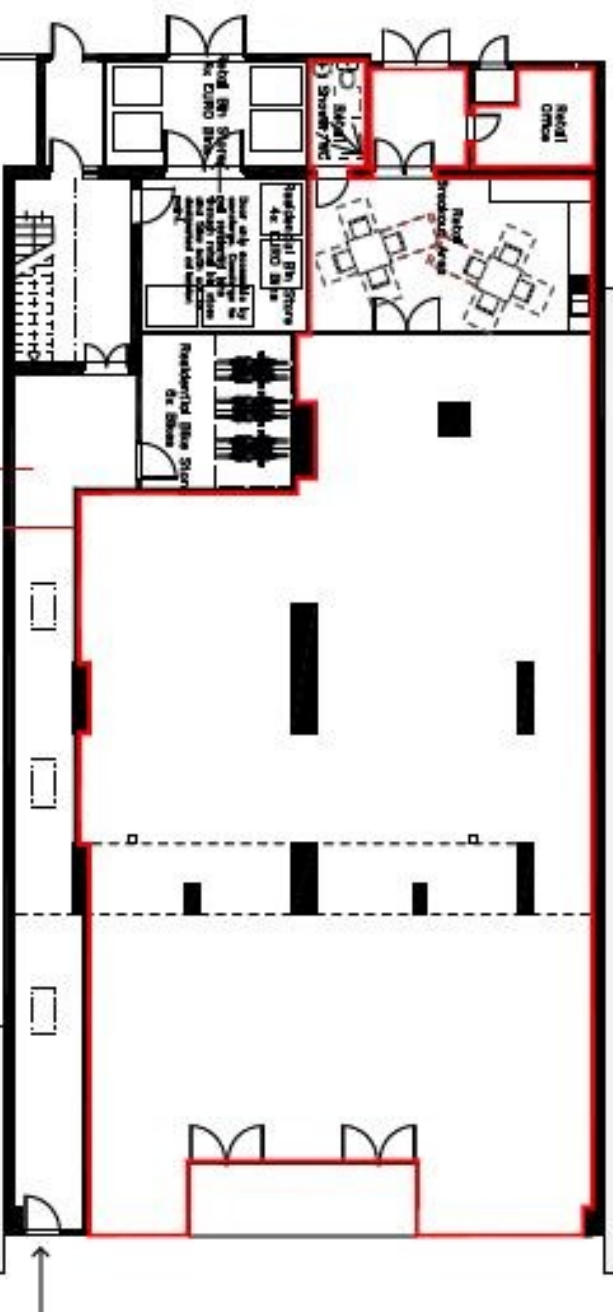


### **MONEY LAUNDERING REGULATIONS**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.





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 Fax : 01202 557310 Web : [www.ellisandpartners.co.uk](http://www.ellisandpartners.co.uk)

Project	586-588 Christchurch Road, Boscombe	Surveyor	BS
Title	Proposed Ground Floor Plan	Date	10/03/20
		Scale	1/200
		Size	A4
		Dwg No.	001
		Revision	

