

**Available either as a Going Concern or
with Vacant Possession**

Town Centre Double Retail Unit

**Trading as 'Mojgan Bridal Couture'
and 'Alterations & Dressmaking'**

**Units 1 & 2 Stirling House
48-50 Poole Hill
Bournemouth
BH2 5PS**



LOCATION

The premises are prominently located junction fronting Poole Hill at its junction with Upper Norwich Rd on the west side of Bournemouth's town centre.

Poole Hill is characterised by a healthy mixture of professional service providers, specialist retailers, restaurants and bars.

DESCRIPTION

The property comprises striking retail premises which was refurbished in 2018 and has been partitioned by our clients to provide two separate retail units.

The premises benefit from large display windows to Poole Hill and also Upper Norwich Rd in the case of the right-hand shop.

The premises are fitted to a good standard.

The left-hand unit benefits from Karndean type flooring, air conditioning, a suspended acoustic tiled ceiling with inset spotlighting and raised window display plinth. The right-hand unit benefits from laminate flooring, a suspended acoustic tiled ceiling with concealed fluorescent lighting and ceiling mounted spotlighting

To the rear is a private office to the rear of the right-hand unit and a shared kitchenette & WC.

Should the purchasers require this, it would be possible to remove the stud partitioned walls in order to provide one large retail / office unit.

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Gross Frontage: 26'0" (7.92 m)

Left Hand Unit (Bridalwear):

12'11" wide x 43'7 deep (3.94 m x 13.28m)

Right Hand Unit (Alterations):

10'6" wide x 43'7" deep (3.20 m x 13.28m)

Private Office (RHS): 57 sq ft (5.29 sq m)

Kitchenette: 67 sq ft (6.22 sq m)

TOT NET POTENTIAL USEABLE AREA:

1,152 sq ft (107 sq m)

Cloakroom: With WC, wash basin and electric water heater.

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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.

TERMS

The premises are held on the residue of a lease granted for a term of six years from 2018.

We understand that the rent passing is £10,500, exclusive in the first year rising to £11,500, exclusive in year 2 then £12,500, exclusive in the third year after which the rent will be subject to review.

The landlords hold a rent deposit of £2,625

The lease incorporates a tenant's option to break after 3 years.

SERVICE CHARGE

The tenant contributes to the maintenance / repair etc of the common parts of the building of which the premises form part by way of a service charge (further details available from the agents)

PREMIUM

Our clients are seeking a premium of £10,000 for the leasehold interest.

Alternatively, the businesses are available to be purchased, if required, as a going concern for which the asking price is £29,500 for the leasehold interest, goodwill, trade fixtures fittings and equipment + SAV.

Both businesses are long established and enjoy enviable reputations:

For more information visit:

www.mojgan.co.uk

www.alterationsanddressmaking.com

Further details regarding trading performance of the businesses can be made available to applicants at an appropriate stage in negotiations.

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.

UNIFORM BUSINESS RATES

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

Shop and Premises, Rateable Value: £14,750

The small business multiplier for the year ending 31st March 2020 is 49.1p in the £.

However, for properties having a rateable value of £12,001 to £15,000, eligible occupiers should qualify for Small Business Rates Relief whereby the rate will go down gradually from 100% to 0%

Applicants must check their eligibility with the relevant Local Authority.

For more information, visit:

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

NB: We understand that our clients have applied to the VOA to have the premises assessed as two units.

LEGAL COSTS

The assignees are to bear the landlord's legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating: D (score 92)

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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