

6 OLD CHRISTCHURCH ROAD
BOURNEMOUTH
BH1 1LG

ON THE INSTRUCTIONS OF AURUM GROUP LTD
CONFIDENTIALLY AVAILABLE
STAFF UNAWARE



LOCATION

The premises is located on the south side of Old Christchurch Road within close proximity to House of Fraser, Pandora, Oasis, Office Shoes, Monsoon, Topshop, Ernest Jones, and Beales.

LEASE

The premises are held on an effectively full repairing and insuring lease expiring 1 October 2020.

N.B. A new lease may be available, further details available on request.

RENT

£146,750 pax

INCENTIVES

Incentives available, subject to covenant.

SERVICE CHARGE

£9,000 pa.

VAT

VAT will be charged at the appropriate rate, if applicable.

EPC

An EPC will be made available upon request.

LEGAL COSTS

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

ACCOMMODATION

The accommodation is arranged over ground and first floors having the following approximate floor areas;

Ground Floor Sales	1,111 sq ft	103.29 sq m
Ground Floor Ancillary	264 sq ft	24.53 sq m
First Floor	1,018 sq ft	94.59 sq m

RATES

Rateable Value		£99,500
UBR 2018/19		49.3p in the £
Rates Payable 2018/19		£49,054

Interested parties are advised to verify these figures by contacting the local authority, Bournemouth Borough Council, 01202 451451.

VIEWING

Strictly by appointment through the assignor's **sole** agents as **staff are unaware** of the impending disposal.

CONTACTS

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50 metres

Experian Goad Plan Created: 07/11/2017
Created By: Stephen Kane and Co



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