

PRIME SHOP TO LET

BOURNEMOUTH

UNIT 2, 56/76

COMMERCIAL ROAD



Description

The premises are situated in the middle of the 100% prime pitch on the south side of Commercial Road. Nearby retailers include **Zara, H&M, JD Sports, River Island, Superdrug, Holland & Barrett, Sportsdirect, Primark, Samsung, Schuh, Sketchers** and **Flying Tiger**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises comprise a large multiple windowed double-height retail unit arranged over the ground and second floors with direct lift and stair access and rear servicing and comprising the following net internal floor areas:

Ground Floor	2,486 sq. ft. (230.95 sq. m)
Second Floor	960 sq. ft. (89.18 sq. m)

Lease

The premises are available on a new 10 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

Rent

Upon application.

Service Charge

The current service charge for the financial year is £4,963 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£99,000
UBR (20/21)	0.512p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

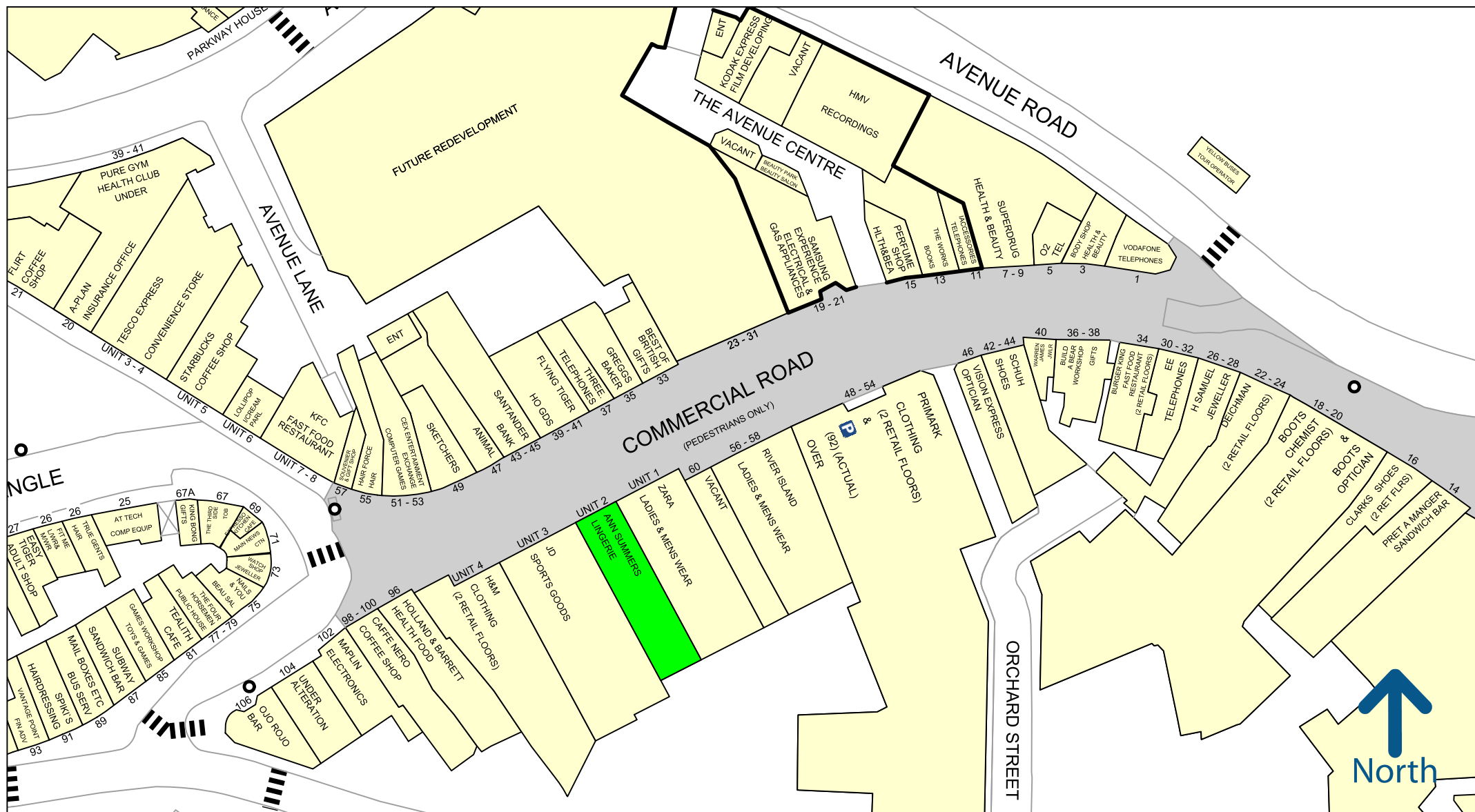
Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Or, **GCW**, contacting:

Callum Mortimer callum.mortimer@gcw.co.uk
Archie Morriss archie.morriss@gcw.co.uk

Subject to Contract



Experian Goad Plan Created: 08/06/2020
Created By: Green and Partners

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