

**Reduced for Quick Deal**

**Of Interest to Prospective Tenants,  
Owner Occupiers & Investors**

**Class A3 Shop Premises  
with Parking**

**845 Christchurch Road  
Boscombe  
Bournemouth  
BH7 6AR**



**LOCATION**

Boscombe is a major suburb situated approximately 1.5 miles to the east of Bournemouth town centre.

The premises occupy an established secondary trading location within this densely populated area fronting Boscombe's main shopping thoroughfare of Christchurch Road close to its junction with Queensland Road.

The property benefits from rear vehicular access via Colville Road

**DESCRIPTION**

The premises comprise a double fronted shop which has, for many years, operated as a coffee shop but is now vacant.

The shop benefits from a spacious basement which is currently accessed remotely although could easily be linked to the shop through the introduction of a new staircase within the retail floor space.

In the case of a letting then, subject to agreement on terms, our clients will fit the shop with a new accessible WC and install a staircase linking the shop to the basement.

The shop has the benefit of a **car parking space** to the rear.

**ACCOMMODATION**

The accommodation, after allowing for the proposed new accessible WC and stairwell to the basement level will offer the following approximate areas and dimensions.

**Double Fronted Shop (as proposed if to be let)**

Internal Width: 17' 3" 5.26 m

Shop Depth: 29' 6" 8.99 m

**Net Sales Area: 384 sq ft (35.68 sq m)**

Accessible WC

**Basement storage: 371 sq ft (34.48 sq m)**

Offering potential further sales/ seating area (subject to any necessary consents)

**TERMS**

**The property is available either upon a leasehold or long leasehold basis as follows:**

**Leasehold**

The shop and basement as described above, are available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of **£5,500** per annum, exclusive with the lease incorporating upwards only rent reviews every three years.

tel: **01202 887555** web: **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.

### Long Leasehold

Alternatively, the shop and basement are available as seen by way of a new 125-year lease at a price of **£55,000**. A ground rent of £200 per annum will be payable to the freeholder.

### UNIFORM BUSINESS RATES

According to the VOA website the assessment for the shop as currently configured is stated as:

Shop and Premises: Rateable Value: £4,800

The shop will need to be reassessed following the development as planned. However, assuming that the new rateable value is assessed at less than £12,000 then the new occupier could benefit from 100% rates relief (i.e. **no rates to pay**) subject to eligibility.

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.

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating E (124).  
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

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

