

NOW WITH CLASS A3 CONSENT

INCENTIVES AVAILABLE

**Lease for Assignment
(Due to relocation)**

Spacious Town Centre A1/A3 Unit

**33 Westover Road
Bournemouth
Dorset
BH1 2BZ**



LOCATION

The premises occupy an excellent trading position **adjoining Moss Bros** within one of Bournemouth's premier shopping and leisure orientated thoroughfares.

Numerous quality retailers are represented along Westover Road including **Russell & Bromley, Robert Old, Richmond Classics, Michael Matthews and Frances Jewellers, Westover Gallery & Whitewall Galleries.**

The Pavilion Theatre is directly opposite the property and **Wagamama, Pizza Hut, Prezzo, Cote Brasserie & The Gym** all trade closeby.

Metered on street car parking is available along Westover Road and a large pay and display car park adjoins The Pavilion Theatre.

DESCRIPTION

A well-proportioned shop unit offering good sized retail space with rear storage, kitchen, male & female WC's

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Gross Frontage:	18' 0"	(5.49 m)
Net Frontage:	15' 9"	(4.80 m)
Internal Width:	16' 9"	(5.11 m)
Shop Depth:	91' 2"	(27.80 m)

Potential Net Sales Area 1,386 sq ft (129 sq m)

NB: The premises as currently arranged are stud partitioned after a depth of approximately 65' (19.81m) to provide rear storage and kitchen facilities.

Male & Female WC's.

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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.

LEASE

The premises are held on the residue of a full repairing and insuring lease granted for a term of 20 years from 24th June 2003. The current rent passing is £43,000 per annum, exclusive and the lease provides for rent reviews every 5 years the last falling in June 2018.

TOWN PLANNING

Planning permission was granted by Bournemouth Borough Council on 28th August 2018 (Application No: 7-2018-3428-CG) for "Change of use of shop (Class A1) to restaurant/cafe (Class A3)."

Certain conditions apply. Further details are available from the agents.

INCENTIVE

Our clients are willing, in the case of a suitable assignee or prospective subtenant who is able to complete a transaction at an early date, to subsidise the passing rent by £8,000 per annum for a term to be agreed. This would effectively reduce the current rent payable to £35,000 per annum, exclusive.

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.



RATES

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

Shop and Premises: Rateable Value: £34,500

The Small Business Rate multiplier is 49.1p in the £ (Year ending 31st March 2020)

For more information, visit:

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

LEGAL COSTS

Each party are to bear their own legal and other costs

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating C (score 65). Full EPC available for viewing on our website

VIEWING

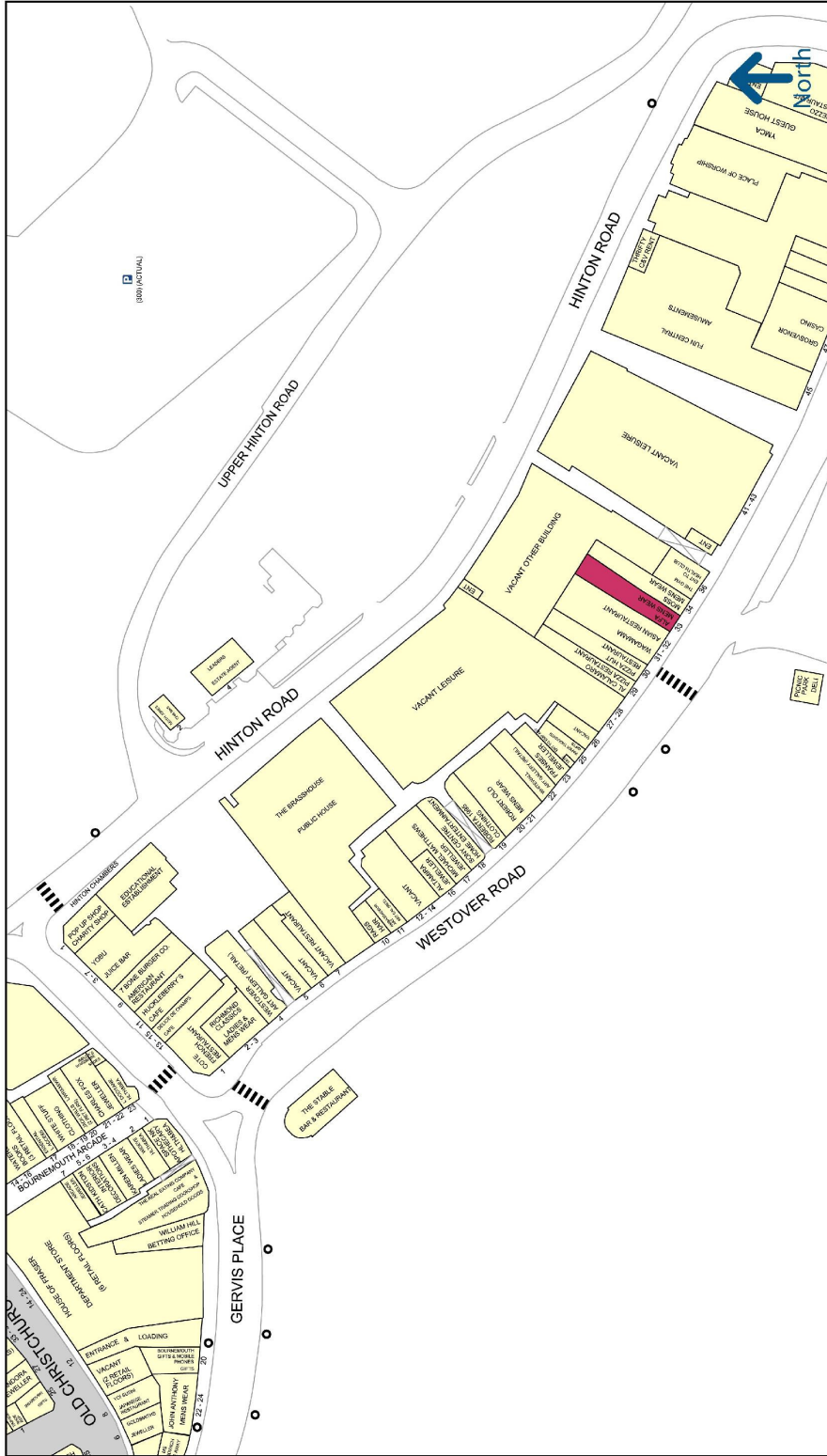
By prior appointment via the sole agents Willis Commercial through whom all negotiations must be conducted.

CONTACT

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