

## INCENTIVES AVAILABLE

(Due to Relocation)

### Commercial Unit Adjoining Chiquito in Bournemouth's Premier Leisure Destination

**Unit UG5  
BH2 Leisure Complex  
Exeter Crescent  
Bournemouth  
BH2 5AU**



## LOCATION

Bournemouth is Dorset's principal commercial centre and one of the UK's premier seaside resorts. It has a residential population in excess of 160,000 persons and a primary shopping catchment of 396,000 persons within a six-mile radius (FOCUS).

The town is a thriving tourist destination with an estimated 1.5 million staying visitors and 3.8 million day visitors every year. Bournemouth also benefits from a substantial and growing student population with in excess of 20,000 students attending the university.

Bournemouth has seen substantial inward investment in recent times. This includes two newly constructed Hilton hotels, Hilton Bournemouth and Hampton by Hilton both of which are located opposite the BH2 Leisure Complex

The BH2 leisure scheme is located in the heart of the town close to the prime retail zone and adjoining the Lower Gardens which link to the nearby sea front.

It comprises approximately 115,000 (10,683 sq m) of retail and leisure space arranged over 5 levels.

Anchored by a 10 screen, 2,000 seat Odeon multiplex cinema and 17 family orientated branded restaurants.

These include Chiquito, Prezzo, Pizza Express, Nando's, Miller & Carter Steakhouse, Handmade Burger Company, TGI Fridays, The Real Greek, Coast to Coast, Ask Italian, Frankie & Benny's, Five Guys &

Las Iguanas. Costa and Llaol Llaol are also represented alongside Mr Mulligan's adventure golf complex.

## DESCRIPTION

This unit on the upper ground floor was very well fitted out by our clients during the summer of 2018.

Its availability is a result of our clients then opening a second, much larger unit in Bournemouth town centre after proving the success of their virtual reality-based business concept in the BH2 complex.

The unit, which adjoins Chiquito features a contemporary full height glazed shopfront with tinted glass and incorporating double entrance doors.

The unit has been fitted to a high standard and features:

**Air conditioning**

**Accessible WC**

**Wired fire alarm system**

**Sprinkler system**

**Burglar alarm**

**Fibre internet**

**Ceiling mounted cable trays**

**CCTV**

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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.

### Audio/Video system featuring 9 screens

### Raised floor

### ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

#### Double Fronted Unit

Internal Width (max): 28'6" (8.69m)

Internal Depth (max): 54'4" (16.56m)

**Gross Internal Area: 1,011 sq ft (93.95 sq m)**

Ancillary storage space above store & WC

Outside: Rear loading via loading bay and goods lift.

### LEASE

The premises are held on the residue of a full repairing and insuring lease granted for a term of 10 years commencing 24 June 2018.

The current rent passing is **£34,000** per annum, exclusive and the lease provides for a single rent review on 24 June 2023

The tenant has an option to break the lease on 24<sup>th</sup> June 2023 subject to grating the landlords not less than six months' prior written notice.

### RENT DEPOSIT

We understand that a rent deposit equivalent to six months' rent is held by the landlords.

### SERVICE CHARGE

The tenant is liable for a service charge in respect of the repair, maintenance, cleaning, lighting and heating etc of the common areas together with the promotion of the BH2 complex.

The 'on-account' service charge is currently levied at £1,808 + VAT per quarter.

### INCENTIVE

**Our clients are willing to effectively subsidise the assignee's rental commitment in the first year by 20% (£6,800 equivalent)**

**As such, the effective rent will be just £27,200 in the first year following completion of the transaction.**

### RATES

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

Shop and Premises, Rateable Value: £45,250

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

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.

### LEGAL COSTS

The assignee is to bear the assignor's reasonable legal costs incurred in the transaction together with those of the landlords.

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating B (39).  
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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