

FURTHER REDUCED

To Let

Town Centre Shop Unit

26 Westover Road
Bournemouth
BH1 2BZ



LOCATION

The premises occupy an excellent trading position adjoining the ABC cinema & fronting one of Bournemouth's premier shopping thoroughfares.

Numerous quality retailers are represented along Westover Road including **Russell & Bromley, Moss Bros, Robert Old, Richmond Classics, Westover Gallery & Whitewall Galleries.**

The Pavilion Theatre is directly opposite the property and **Wagamama, Pizza Hut and Prezzo** 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 double fronted shop unit featuring recessed double entrance doors & security shutters.

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Double Fronted Shop

Gross Frontage: 17' 7" (5.35m)

Net Frontage: 14' 9" (4.50m)

Internal Width (max): 14' 11" (4.54m)

Shop Depth (max.): 43' 6" (13.26m)

Net Sales Area: 600 sq ft (55.76 sq m)

Cloakroom with WC, wash basin and electric water heater.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£15,750** per annum exclusive.

The lease will incorporate upward only rent reviews every 5 years.

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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.

RATES

According to the VOA website the assessment for this property is stated as: Shop and Premises, Rateable Value: £24,500

The 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>

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

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Ordered and awaited.

VIEWING

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

CONTACT

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Created By: Willis Commercial

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