

100% PRIME RETAIL PREMISES TO LET

UNIT 2, 56-76 COMMERCIAL ROAD,
BOURNEMOUTH



KEY FEATURES

- 100% Prime location within the best retail block
- Modern well configured shop
- Double height frontage

LOCATION

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, Sports Direct, Primark, Samsung, Schuh, Skechers and Flying Tiger.

DESCRIPTION

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, comprising the following estimated net internal areas:

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ACCOMMODATION

Floor	Sq M	Sq Ft
GROUND FLOOR	230.95	2,486
SECOND FLOOR	89.18	960

Internal width 25 ft 4 ins

Built Depth 111 ft 4 ins

LEASE TERMS

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

RENT

Information on the quoting rental on a new lease basis is available upon application. Rent will be payable exclusive of all other occupational costs.

RATES

Rateable Value	£99,000
(Commercial Rate Poundage £0.504)	
Rates Payable	£49,896

LEGAL COSTS

Each party will be responsible for their own legal costs incurred relating to this transaction. Subject to contract.

EPC

Available upon request.

VIEWINGS BY PRIOR APPOINTMENT WITH THE JOINT LETTING AGENTS:

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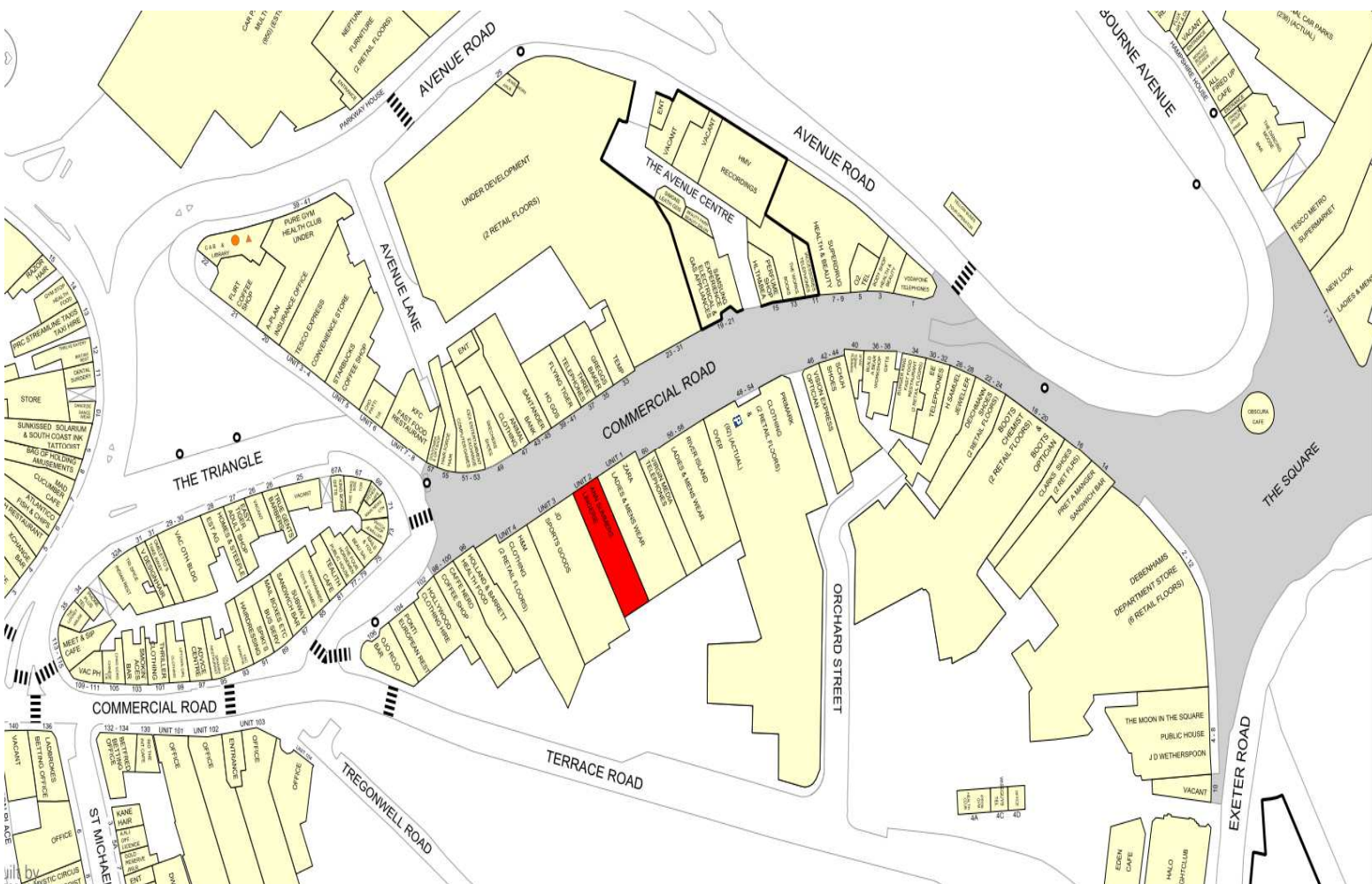
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GOAD MAP



Not to scale.

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