



To Let-Prime Shop Premises

ADDRESS

69 Old Christchurch Road, Bournemouth, BH1 1EW,

LOCATION

The premises occupy a prime pedestrianised trading location between FAT FACE and COSTA and opposite BODY SHOP. Other major names trading closeby include BOOTS, CAFFE NERO, RIVER ISLAND, TOP SHOP, CLAIRE'S ACCESSORIES, GREGGS, STEAD & SIMPSON, SUPERDRY, TRAILFINDERS and WHITTARDS. The Dingles (HOUSE OF FRASER) and BEALES department stores are also in close proximity.

DESCRIPTION

An attractive shop unit with storage/office space on the first floor and additional extensive storage space at basement level.

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Single Fronted Shop

Gross Frontage: 15'1" (4.60m)

Net Frontage: 13'0" (3.94m)

Internal Width: 14'6" (4.42m) widening to 19'2"(5.84m) max

Shop Depth: 49'4" (15.04m)

Net Sales Area: 727 sq ft (67.56 sq m)

Ground Floor Ancillary: 54 sq ft (5.01m)

WC

First Floor: 147 sq ft (13.66 sq m)

Basement: 902sq ft (84sq m)

LEASE

The premises are available by way of a new full repairing and insuring lease for a term of 10 years or more at a commencing rent of £57,500 per annum, exclusive. The lease will incorporate upwards only rent reviews every five years.

RATES

According to the VOA website the premises are assessed for rating purposes as follows:

Rateable Value £60,000. The standard multiplier for the year 2011/2012 is 43.3p in the £.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted 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 incurred in the transaction.

REFERENCES

Financial and other references may be sought from any prospective tenant prior to agreement.

CODE OF PRACTICE

You should be aware that The Code for Leasing Business Premises in England and Wales 2007 recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website <http://www.leasingbusinesspremises.co.uk> .

VIEWING

By prior appointment through Willis Commercial Limited, through whom all negotiations must be conducted. Joint sole agents Goadsby.

tel: 01202 887555 email: enquiries@williscommercial.co.uk

web: www.williscommercial.co.uk

Willis Commercial Ltd. Mill Court, Mill Lane, Wimborne, Dorset, BH21 1JQ.

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.