

**TO LET**  
**LOCK UP SHOP WITH**  
**RETURN FRONTAGE**  
635 SQ FT // 58.99 SQ M



**RETAIL**

**goadsby**

**72 BENNETT ROAD**  
CHARMINSTER, BOURNEMOUTH, DORSET, BH8 8RH

## ■ Location

Principally in a heavily populated residential area, the premises is situated just south of the busy Charminster Road approximately 2 miles north of Bournemouth Town Centre.

## ■ Description

Lock up shop premises comprising a main sales area and WC with wash hand basin.

## ■ Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:-

Net sales area	635 sq ft //58.99 sq m
WC with wash hand basin	-

## ■ Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£7,000 per annum**, exclusive.

## ■ Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: £4,550  
Rates payable at 48p in the £ (year commencing 1st April 2018)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## ■ EPC Rating

TBC

## ■ Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## ■ VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## ■ Viewing

Strictly by prior appointment through the agents, through whom all negotiations must be conducted.



## ■ Important

### REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form 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, to the structural integrity of the premises and condition/working order of services, plant or equipment.