

REDUCED TERMS FOR IMMEDIATE LETTING

Prime Retail Unit with Upper Floors Opposite Primark

**33 Commercial Road
Bournemouth
Dorset
BH2 5RH**



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.

The town is enjoying substantial inward investment at the present time. This includes two newly opened town centre hotels, Hilton Bournemouth and Hampton by Hilton.

The BH2 leisure scheme which features a 10 screen 2000 seat cinema and 17 restaurants also opened in 2017.

The premises occupy a prime trading position fronting the prime pedestrianised section of Commercial Road immediately opposite River Island & Primark /Costa

Greggs are next door and Sketchers have recently opened closeby. JD Sports, Tiger, Animal, Ann Summers, H&M Clothing and Zara also trade in close proximity.

DESCRIPTION

Recently having undergone major refurbishment to include new roof and windows, this three-storey property provides ground and first floor retail space plus second floor storage.

Good rear loading facilities are provided with vehicular access off Avenue Road.

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Double Fronted Shop

Gross Frontage: 24'9" (7.55m)

Net Frontage: 22'7" (6.88m)

Internal Width: 22'7" (6.88m)

Widening to: 24'2" (7.37m)

Net Sales Area: 1,074 sq ft (99.81 sq m)

First Floor Sales: 525 sq ft (48.79 sq m)

Second Floor: 507sq ft (47.12 sq m)

Male & Female WC's

TOTAL: 2,106 SQ FT (196 SQ M)

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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.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of **£60,000** per annum exclusive.

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

RATES

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

Shop and Premises, Rateable Value: £56,500

The Business Rate multiplier is 49.3p in the £ (Year ending 31st March 2019)

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 in-going tenant is to bear the landlord's reasonable legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating D (88).

Full EPC available for viewing on our website

VIEWING

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

CONTACT

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