

## REDUCED TERMS

### To Let

**Large, Open Plan First Floor Space  
with planning consent for  
Class D2 Escape Room and  
Class B1 Office Use**

**673-675 Christchurch Road  
Boscombe  
BH7 6AA**



### LOCATION

Boscombe is a major suburb situated approximately 1.5 miles to the east of Bournemouth town centre and features a retail run along Christchurch Road centred around the prime pedestrianised precinct and Sovereign Shopping Centre.

The premises occupy a good secondary trading location close to the prime pedestrianised precinct.

### DESCRIPTION

First floor space suitable for D2 (assembly & leisure) Use. With a shared access from Christchurch Road, a staircase leads to two open plan areas which will be delivered in a shell specification, with cloakroom and WC.

### ACCOMMODATION

#### Approximate Useable Area:

**3,067 sq ft      285 sq m**

### TERMS

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rent of **£16,000** per annum, exclusive.

### TOWN PLANNING

Planning permission was granted by Bournemouth Borough Council on

23 May 2018 (Application No: 7-2018-2007-AL) for change of use of part first floor to Class D2 for use as an 'Escape Room' entertainment facility

7 September 2018 (Application No: 7-2018-2007-AN) for change of use of part of first floor of premises to office (Class B1)

Further details available from the agents.

### RATES

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

Offices and Premises, Rateable Value: £19,750

The Business Rate multiplier is 49.1p in the £ (Year ending 31<sup>st</sup> March 2020)

For more information, visit:  
<https://www.gov.uk/introduction-to-business-rates>

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tel: **01202 887555** web: [www.williscommercial.co.uk](http://www.williscommercial.co.uk)

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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.

### 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 are to bear their own legal costs incurred in the transaction.

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating F (145).  
Full EPC available for viewing on our website.

### VIEWING

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

### CONTACT

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Bournemouth - Boscombe



Experian Goad Plan Created: 14/03/2019  
Created By: Willis Commercial

50 metres



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