

**To Let**  
**Town Centre**  
**Class A1/ A2 Premises**  
**with Extensive Offices Above**

**111 Old Christchurch Road**  
**Bournemouth**  
**Dorset**  
**BH1 1EP**



**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 at the university.

The town has enjoyed substantial inward investment over recent years.

This includes two new 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.

These town centre premises occupy an excellent trading location within the lower section of Old Christchurch Road which is one of Bournemouth's two principal shopping streets.

This section of the street plays host to many professional and financial service providers

Nearby occupiers include Fat Face, STA Travel, Esquires, Caffé Nero, TK MAXX and Trailfinders

**DESCRIPTION**

The property comprises a ground floor shop/ office and basement with offices over 3 floors.

**ACCOMMODATION**

The accommodation with approximate areas and dimensions is as follows:

**Double Fronted Shop**

**Ground Floor Sales:** 844 sq ft 78.40 sq m

**Basement Total Area:** 700 sq ft 65 sq m

**First Floor**

Office 1: 122 sq ft 11.36 sq m

Office 2: 517 sq ft 48.00 sq m

Office 3: 223 sq ft 20.85 sq m

Office 4: 102 sq ft 9.47 sq m

**Total First Floor:** 964 sq ft 89.58 sq m

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

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.

## Second Floor

Office 5:	224 sq ft	20.82 sq m
Office 6:	179 sq ft	16.64 sq m
Office 7:	113 sq ft	10.49 sq m
Office 8:	109 sq ft	10.14 sq m

**Total Second Floor: 625 sq ft 58.09 sq m**

## Third Floor

Office 9:	214 sq ft	19.91 sq m
Office 10:	180 sq ft	16.74 sq m
Office 11:	100 sq ft	9.31 sq m
Office 12:	121 sq ft	11.27 sq m

**Total Third Floor: 615 sq ft 57.23 sq m**

**TOTAL AREA: 3748 sq ft 348.30 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 **£42,000** per annum, exclusive.

## 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.

## RATES

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

Shop and Premises, Rateable Value: £37,250

The small business multiplier for the year ending 31<sup>st</sup> March 2020 is 49.1p in the £.

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

## 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 E (108).

Full EPC available for viewing on our website.

## VIEWING

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

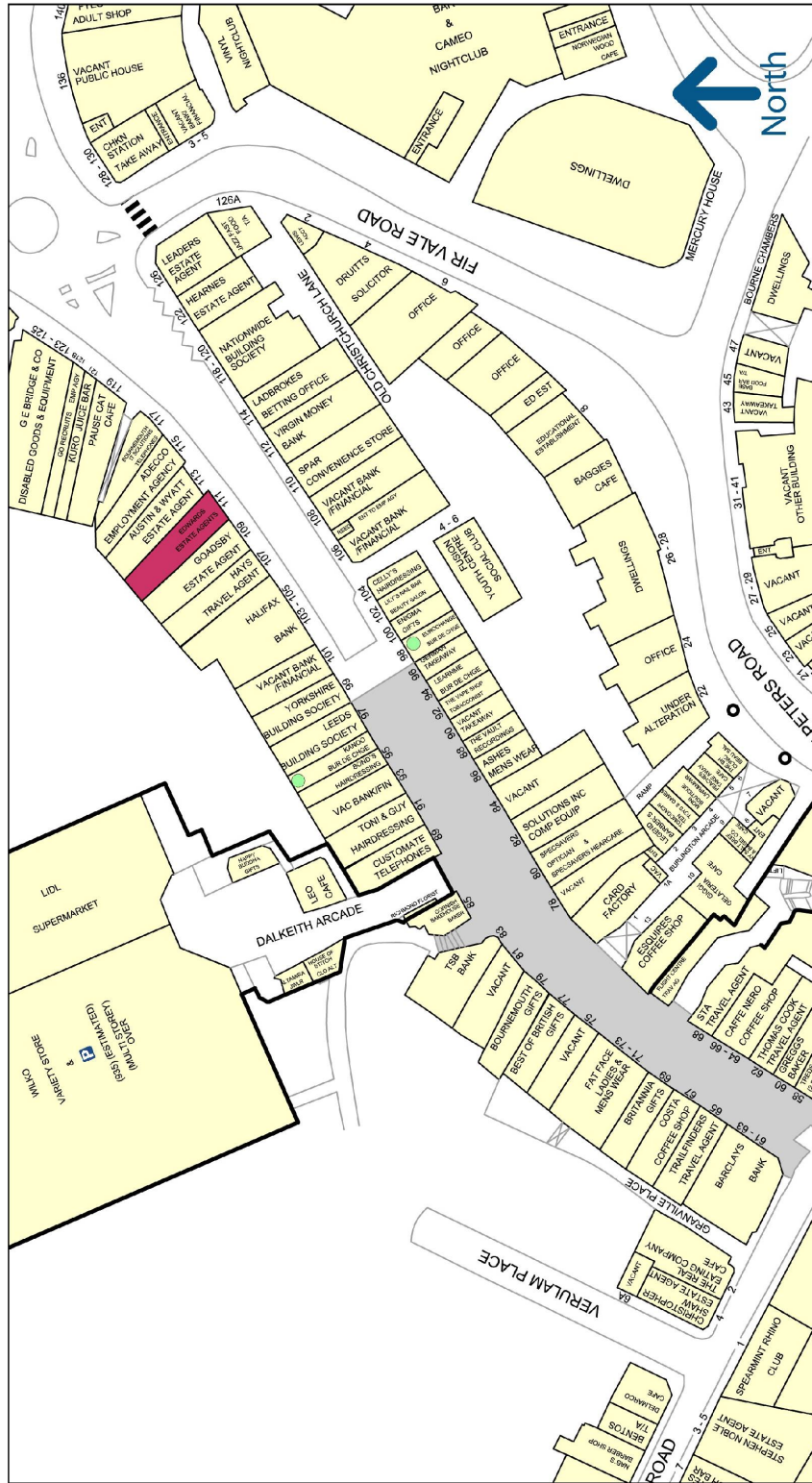
## CONTACT

Patrick Willis – 01202 887555

[patrick@williscommercial.co.uk](mailto:patrick@williscommercial.co.uk)



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Experian Goad Plan Created: 30/04/2019  
Created By: Willis Commercial

For more information on our products and services:  
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