

**RATES EXEMPT IN CURRENT YEAR**

**To Let**

**Spacious Prime Town Centre  
Retail / Catering / Leisure  
Opportunity**

**62 Old Christchurch Road  
Bournemouth  
Dorset  
BH1 1LL**



**BOURNEMOUTH**

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 6-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 has seen substantial inward investment in recent times.

This includes two new hotels, Hilton Bournemouth and Hampton by Hilton and the BH2 Leisure Complex which comprises approximately 115,000 (10,683 sq m) of retail and leisure space arranged over 5 levels.

The scheme is anchored by a 10 screen, 2,000 seat Odeon multiplex cinema and 17 family orientated, branded restaurants.

These include Chiquito, Prezzo, Pizza Express, Nando's, Miller & Carter Steakhouse, TGI Fridays, The Real Greek, Coast to Coast, Ask Italian, Frankie & Benny's & Five Guys.

**LOCATION**

These town centre premises occupy a prime trading location fronting Old Christchurch Road which is one of Bournemouth's principal shopping streets.

The premises occupy an excellent trading position between **Greggs** and **Caffé Nero** a few yards from the newly fully pedestrianised **Beale Place** which is rapidly becoming a successful food orientated hub of the town with **Cremma Café** (coffee & desserts), **Kokoro** (sushi) and **Churros & Paella** all opening recently.

The Dingles (**House of Fraser**) department store is located closeby together with other major retailers including **Costa**, **Esquires**, **Top Shop**, **Superdry**, **Claire's**, **Ernest Jones**, **Waterstones**, **McDonalds**, **White Stuff** and **Swarovski**.

**DESCRIPTION**

Understood to have originally comprised a small department store, this mid terrace retail property is located over ground and basement levels.

The main ground floor sales area is open plan with a wide internal staircase to the rear of the sales area which provides access to the basement.

The basement which also provides male and female WC's, is considered suitable for further sales and/or storage/office space.

Front loading is available at certain times of day and there is also rear loading via a pedestrian service lane.

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.

## ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

### Double Fronted Shop

Gross Frontage:	23'11"	7.29m
Net Frontage:	23'0"	7.01m
Internal Width:	23'1"	7.03m
Widening to:	27'3"	8.30m
Shop Depth:	62'2"	18.95m
<b>Net Sales Area:</b>	<b>1,429 sq ft</b>	<b>132.80 sq m</b>
<b>Basement:</b>	<b>2,078 sq ft</b>	<b>193.13 sq m</b>
<b>Total Internal Area:</b>	<b>3,507 sq ft</b>	<b>325.93 sq m</b>

## 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 **£79,500** per annum, exclusive.

## RATES

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

Shop and Premises, Rateable Value: £80,000

The standard multiplier for the year ending 31<sup>st</sup> March 2021 is 51.2p in the £.

For more information, visit:

<https://www.gov.uk/introduction-to-business-rates>

However, via the provisions of the Government's Expanded Retail Discount 2020/21: Coronavirus Response, eligible occupiers should benefit from 100% relief in relation to Business Rates during the current year ending 31<sup>st</sup> March 2021 and will thus have **NO RATES TO PAY**.

Applicants must satisfy themselves as to their eligibility.

Further details at:

<https://www.gov.uk/government/publications/business-rates-retail-discount-guidance>

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating E (119).

Full EPC available for viewing on our website.

## TOWN PLANNING

Under the Town & Country Planning (Use Classes) (Amendment) (England) Regulations Order effective 1<sup>st</sup> September 2020, it is believed that the premises may be used for any use within Class E.

Such uses include retail, financial and professional services uses, restaurants and cafes, offices for commercial, business and service uses, certain medical and health orientated businesses and certain gymnasium or sports type uses.

Prospective tenants must satisfy themselves as to whether their proposed use will require planning consent and, of course, any proposed use will also require landlord's consent.

## FINANCE ACT 1989

The rent **will** attract Value Added Tax at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

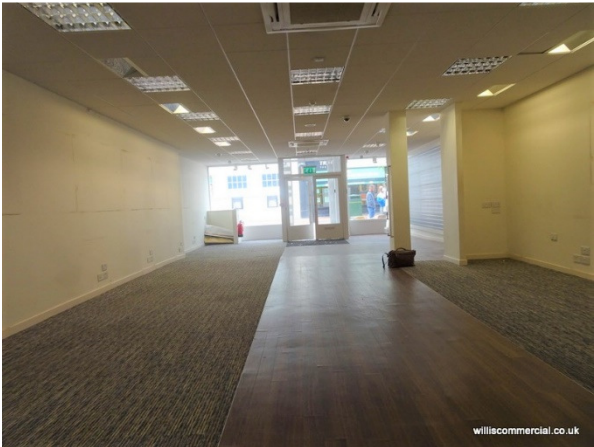
By prior appointment via the joint sole agents Willis Commercial through whom all negotiations must be conducted.

## CONTACT

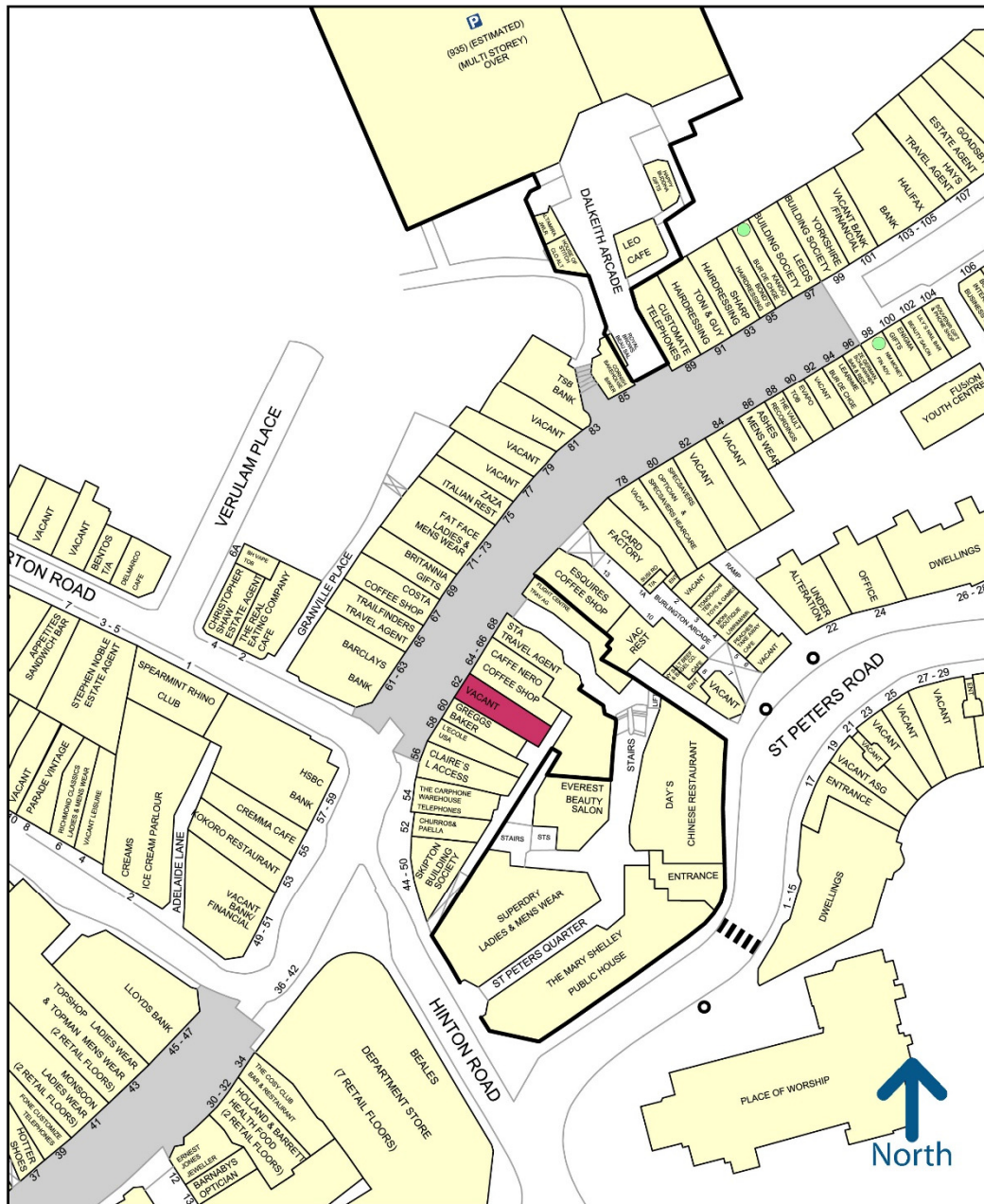
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or

Grant Cormack at Goadsby - 01202 550000  
[grant.cormack@goadsby.com](mailto:grant.cormack@goadsby.com)



Bournemouth - Central



50 metres

Experian Goad Plan Created: 01/10/2020  
Created By: Willis Commercial



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