

# Prime shop to let.

Bournemouth, Unit 2, 56-76 Commercial Road.

BH2 5LR.



**100% prime location within the best retail block.**

**Modern well configured shop.**

**Double height frontage.**

## Contact.

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## Location.

The premises are situated in the middle of the 100% prime pitch on the south side of Commercial Road. Nearby retailers include **Zara, H&M, JD Sports, River Island, Superdrug, Holland & Barrett, Sports Direct, Primark, Samsung, Schuh, Skechers** and **Flying Tiger**.

The premises comprise a large multiple windowed double-height retail unit arranged over the ground and second floors with direct lift and stair access and rear servicing.

## Accommodation.

Net internal floor areas:-

Ground Floor	230.95 sq m	2,486 sq ft
Second Floor	89.18 sq m	960 sq ft

## Rent.

Available upon application.

## Business Rates.

**Rateable Value** £99,000

**UBR (2019/20)** 50.4p

For transitional relief enquiries, 01202 454833.

## Lease Terms.

The premises are available on a new 10 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

## Energy Performance Certificate.

Band D. Report available on request.

## Legal Costs.

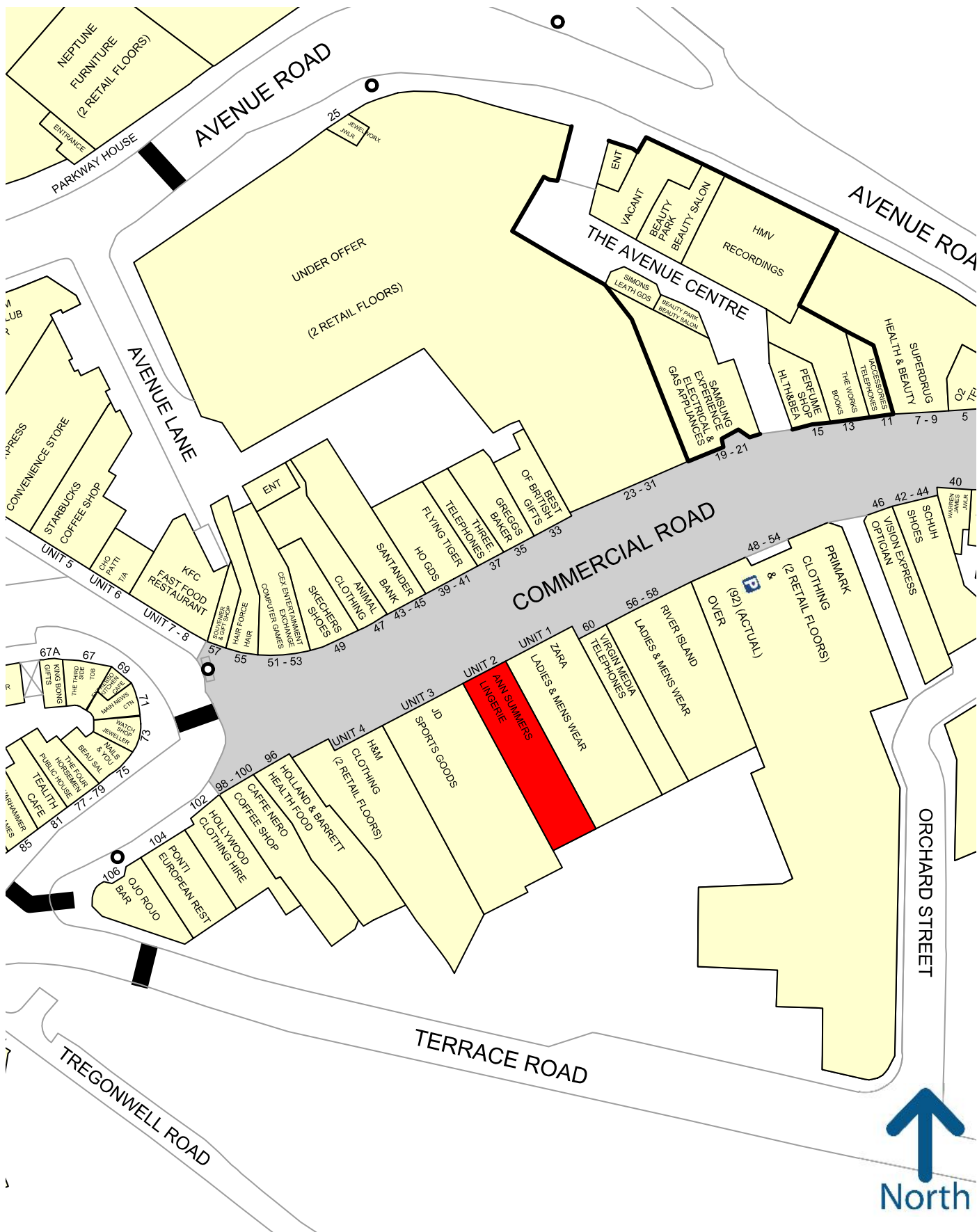
Each party to be responsible for their own costs.

**Subject to Contract & Vacant Possession.**

February 2020



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