



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

UNIT 6 BURLINGTON ARCADE OLD CHRISTCHURCH ROAD, BOURNEMOUTH BH1 2HZ



Town Centre Shop Unit TO LET

- High footfall
- Close to main pedestrianised area
- 418.78 sq.ft. (38.89 sq.m.)

**Available on a new
lease at
£1,000 per month
plus VAT**

Arrange a viewing today

01202 551821

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SITUATION AND DESCRIPTION

Town Centre ground floor lock up shop situated in the middle of The Burlington Arcade.

The Burlington Arcade fronts onto Old Christchurch Road and is a busy thoroughfare to St Peters Road and several of the town's main car parks and bus stops. Tenants include Flight Centre, Esquires, Card Factory, GiGi Ice-cream parlour, and several other attractive retailers.

ACCOMMODATION

Ground floor – 418.78 sq.ft. (38.89 sq.m.)

RATEABLE VALUE - TBC

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

Available on a new lease with terms to be negotiated at a rental of £1,000 per calendar month plus VAT (exclusive)

Ellis and Partners can prepare a new tenancy agreement for a term of up to three years at a cost of £350 plus VAT to the incoming tenant, or alternatively a tenancy agreement for a term of up to six years can be prepared in house at a cost of £550 plus VAT to the incoming tenant.

PLANNING

A1 Retail
D1 Medical

We are advised that the premises have D1 Medical use but we advise all applicants should rely upon their own enquiries.

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

EPC Rating

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

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