



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## UNIT 21A SAXON SQUARE CHRISTCHURCH DORSET BH23 1QA



### Prime Retail Unit TO LET

- A1 Retail use. Other uses considered
- Total floor area: 3000 sq.ft. (1,255 sq.m.)
- High footfall

**POA**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

**Big Frontage to the towns principal shopping centre and additional potential frontage to the busy A35 leading to the New Forest and Bournemouth.**

Saxon Square Shopping Centre is situated within the busy town centre on the north east side of the High Street, immediately to the south of main A35 roundabout.

Saxon Square provides the core retail facilities for Christchurch and is complemented by the High Street upon which it fronts.

Retails in the area include up market Waitrose and Marks and Spencer Food Store. Other occupiers on the High Street include M&Co, Superdrug, Pizza Express, Card Factory along with a range of banks and high end specialist local retailers.

## ACCOMMODATION

Width: 58'08" (17.92m)  
Depth: 177'02" (54m)  
Sales area: 13,500 sq.ft. (1,255 sq.m.)

## EPC RATING

## RATEABLE VALUE - TBC

From 1<sup>st</sup> 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 .

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

Long established Class A1 retail use

Other uses considered

From September 2020 this property falls within Class E Commercial Businesses and Services, which include A1, A2, A3, B1, Indoor sports and Medical use, crèche/day nursery

## LEGAL FEES

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

## VIEWING AND FURTHER DETAILS

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

**Tel: 01202 551821**



## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.