



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**59 High Street
Christchurch Dorset BH23 1AS**



Town Centre Lock Up Shop TO LET

- Grade II Listed Building
- Sales area: 876 sq.ft. plus office, kitchen & cloakroom

Arrange a viewing today

01202 551821

**Available on a new
lease at
£29,000 p.a.**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Christchurch is a busy market town which caters for the surrounding affluent residential neighbourhoods. Christchurch also benefits from a large influx of tourists during the summer months.

The subject premises are located in a prime trading position within the High Street. The majority of the High Street is predominantly let to local traders but the likes of Mountain Warehouse, Superdrug, Marks and Spencer Simply Food, M & Co, Café Nero and several of the leading banks and building societies are all represented on the High Street as well.

The subject property comprises a double fronted lock up shop currently fitted out and trading as a charity shop. At the rear of the property is an office leading to a kitchenette and cloakroom.

ACCOMMODATION

Width	13'00" (3.96m)
	widening to 15'00" (4.57m)
Depth	64'00" (19.50m)
Sales Area	876 sq.ft. (81.38 sq.m.) Approx
Office	8'02" x 9'09" (2.48m x 2.97m)
Kitchenette	4'09" x 4'07" (1.44m x 1.39m)
Cloakroom and Rear Access	

RATEABLE VALUE - £27,250

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 £29,000 per annum.

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

PLANNING

Long established Class A1 retail use

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

No catering

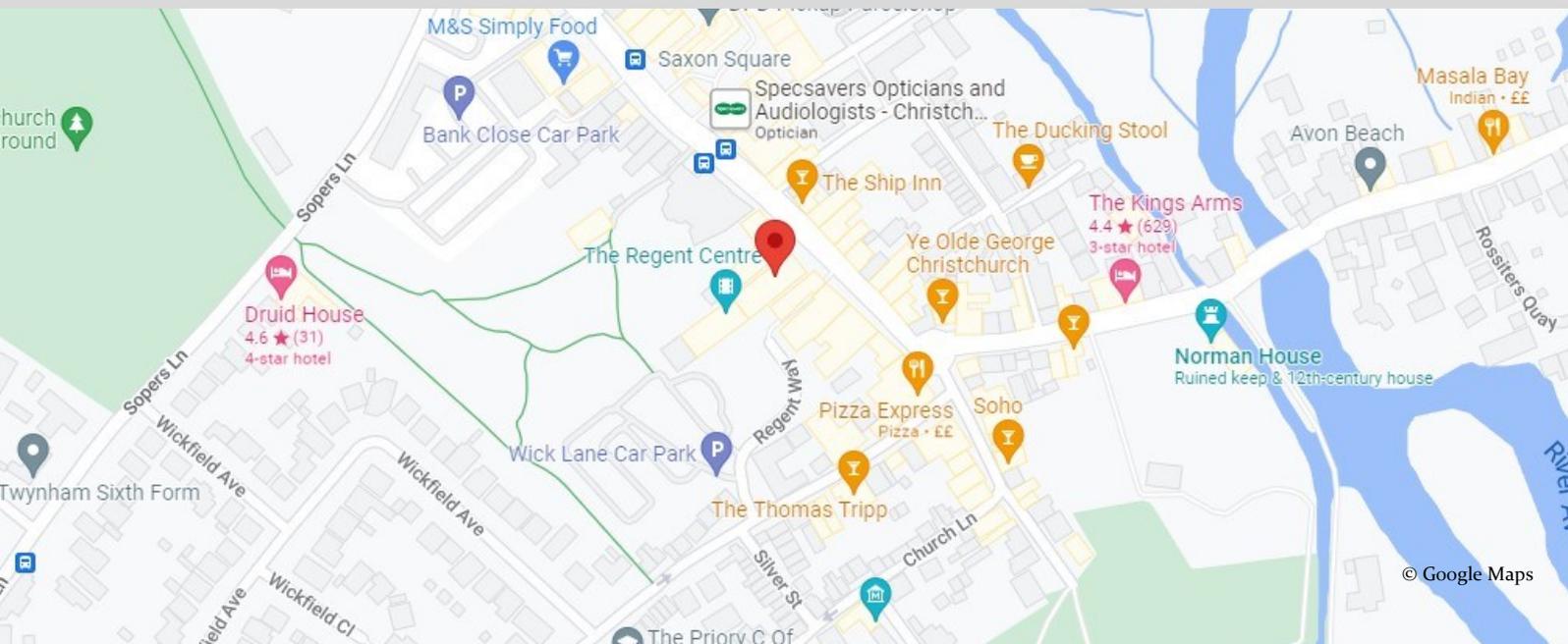
EPC RATING TBC

VIEWING AND FURTHER DETAILS

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

Tel: 01202 551821

Website: www.ellis-partners.co.uk



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.