



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**UNIT 21 70 OLD CHRISTCHURCH ROAD
BOURNEMOUTH DORSET BH1 2AD**



**Prime Retail /
Restaurant Unit**

- Ground floor and basement
- Prime Location
- Access shared with TK Maxx

1836 sq ft (170 sq m)

New Lease at £34,500 p.a.

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

This property is located in the prime shopping area within the heart of Bournemouth Town centre. Adjoining occupiers are TK Maxx and The Card Factory with other national retailers and eateries within the vicinity.

The premises consist of a ground floor retail unit and basement with side access from the St Peter's Quarter indoor shopping centre. The shop has return window displays that can be seen from the street and from the entrance of the shopping centre.

ACCOMMODATION

(All measurements are in accordance to RICS Code of Measuring Practice 6th Edition)

Shop Width: 14'01" (4.34m)
Shop Depth: 65'00" (19.8m)
Gross Internal
Ground Floor Area : 968 sq.ft. (90 sq.m.)

Basement Area : 762.88 sq.ft. (70.9 sq.m.)
More basement space available on request

EPC RATING B-45

RATEABLE VALUE - £32000

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 £34,500 per annum. Plus VAT

Ellis and Partners can prepare a new tenancy agreement for a term of up to six years at a cost of £600 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, A2, A3, B1, Indoor sports and Medical use, crèche/day nursery

LEGAL FEES

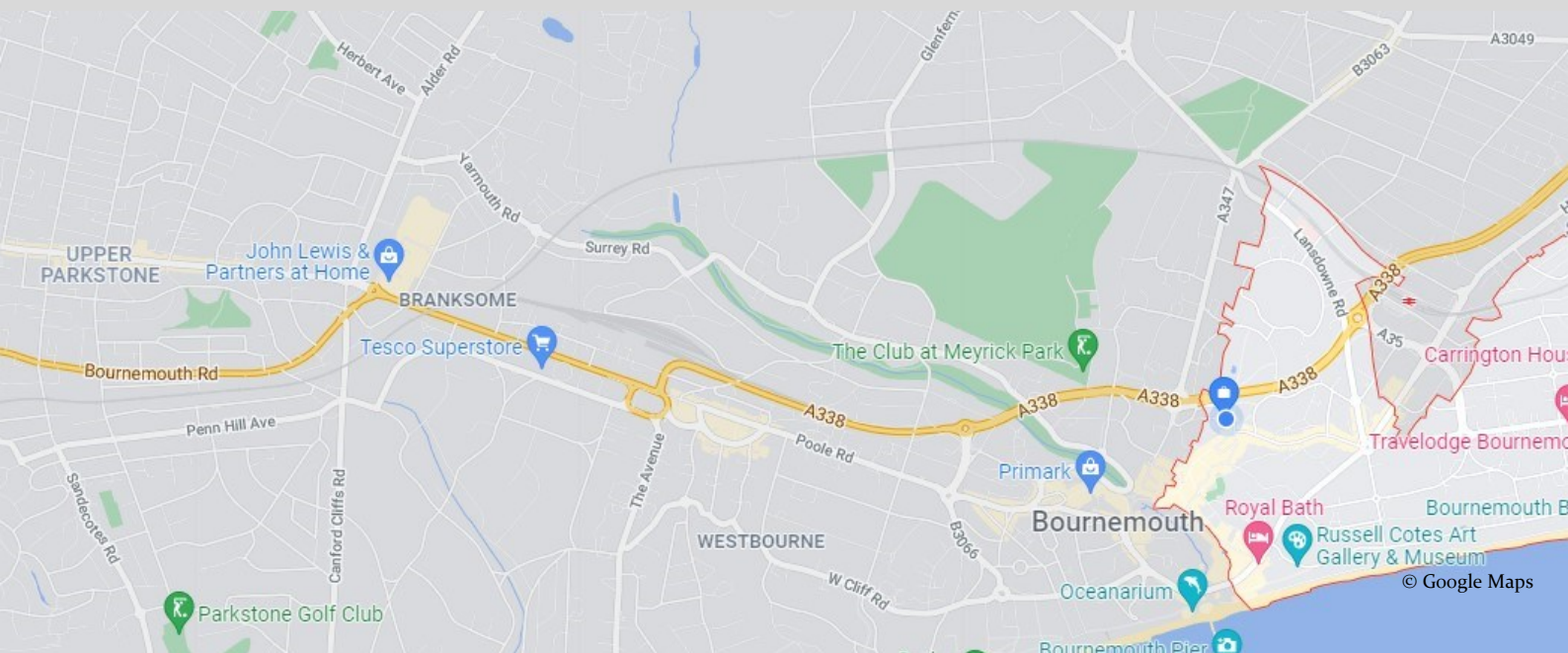
The incoming tenant will be responsible for their own legal fees.

VIEWING AND FURTHER DETAILS

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

Tel: 01202 551821

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.