



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

LOWER GROUND FLOOR ST PETERS QUARTER OLD CHRISTCHURCH ROAD BOURNEMOUTH BH1 2AB



Storage/Industrial Unit TO LET

- D2 Planning use consent.
- All uses considered subject to planning
- Total floor area: 8,000 sq.ft.

**Available on a new
lease at
£40,000 p.a.**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

St Peter's Quarter is a well-established shopping centre with access from Old Christchurch Road, Beales Place and St. Peters Road.

Existing tenants in the scheme include TK Maxx, Day's Buffet Restaurant, JD Weatherspoon and Superdry.

This unit is accessed between the very busy JD Weatherspoon, (The Mary Shelley) and the south coasts biggest buffet restaurant (Cosmo)

ACCOMMODATION

Area: 801 sq.m. (8000 sq.ft.)

EPC RATING—To be assessed

RATEABLE VALUE - TBA

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

EPC RATING—TBC

TENURE

Available on a new lease with terms to be negotiated at a rental of £40000 per annum.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £550.

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

The following uses will be considered subject to the necessary planning:

Class B1 Office

Class A4 Bar

Sui Generis—Casino/nightclub

Storage

LEGAL FEES

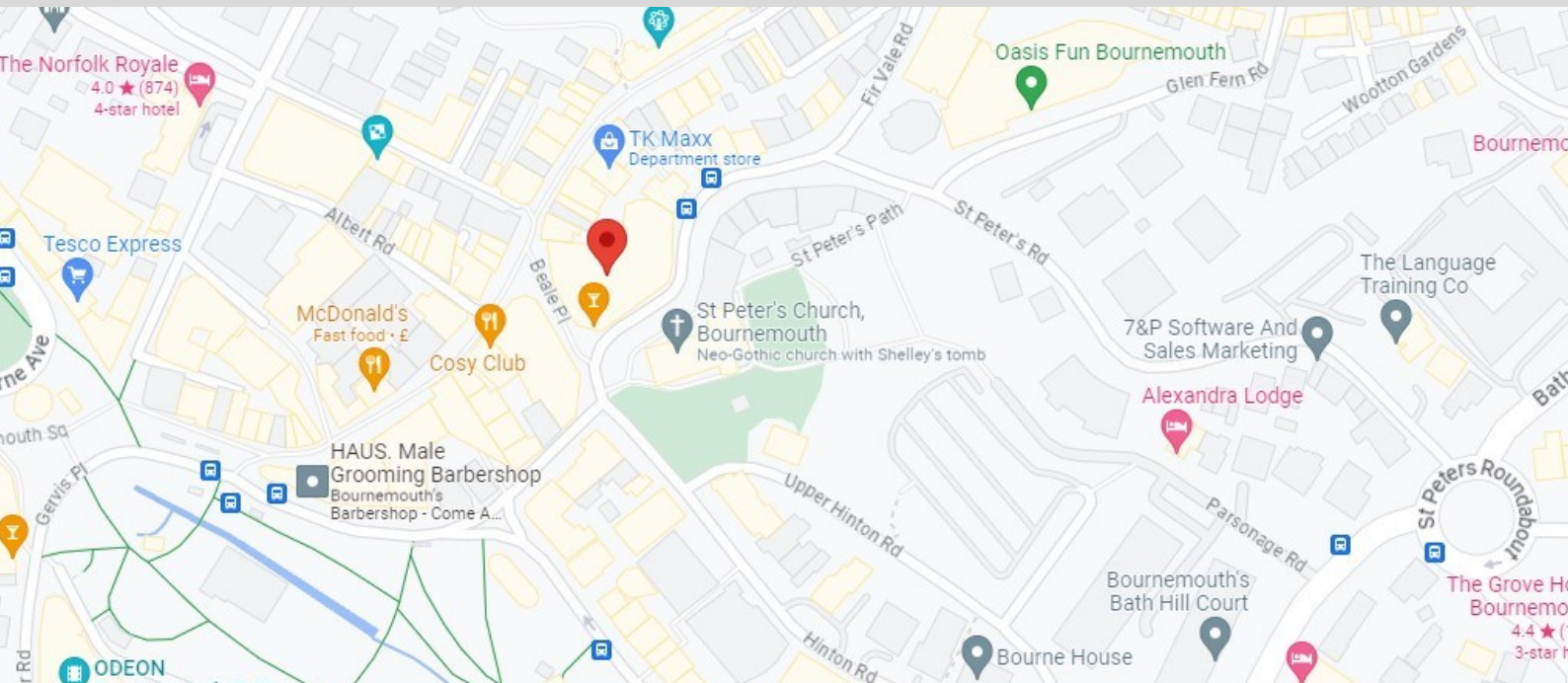
The incoming tenant will be responsible for their own legal fees.

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.