



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

UNIT 20 ST PETERS QUARTER, BOURNEMOUTH, BH1 2AD



Retail unit TO LET

- High footfall
- Prime retail location
- Ground floor and basement total area: 2,312 sq.ft.

**Available on a new
lease at
£30,000 per annum
plus VAT**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION.

The property is situated within the heart of Bournemouth Town Centre near to popular retailers such as TK Maxx, Wetherspoons, Cosmo and Card Factory.

The property consists of a ground floor, a small basement staff room, and a larger basement store.

ACCOMMODATION

Ground floor: 1073 sq.ft. (99.7 sq.m.)
Staff room: 141 sq.ft. (13.1 sq.m.)
Basement store: 1098 sq.ft. (102 sq.m.)

RATEABLE VALUE - £30,000

TENURE

Available on a new lease with terms to be negotiated at a rental of £30,000 per annum plus VAT exclusive of Service charge and Buildings Insurance.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

PLANNING

Class E 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

EPC RATING: B

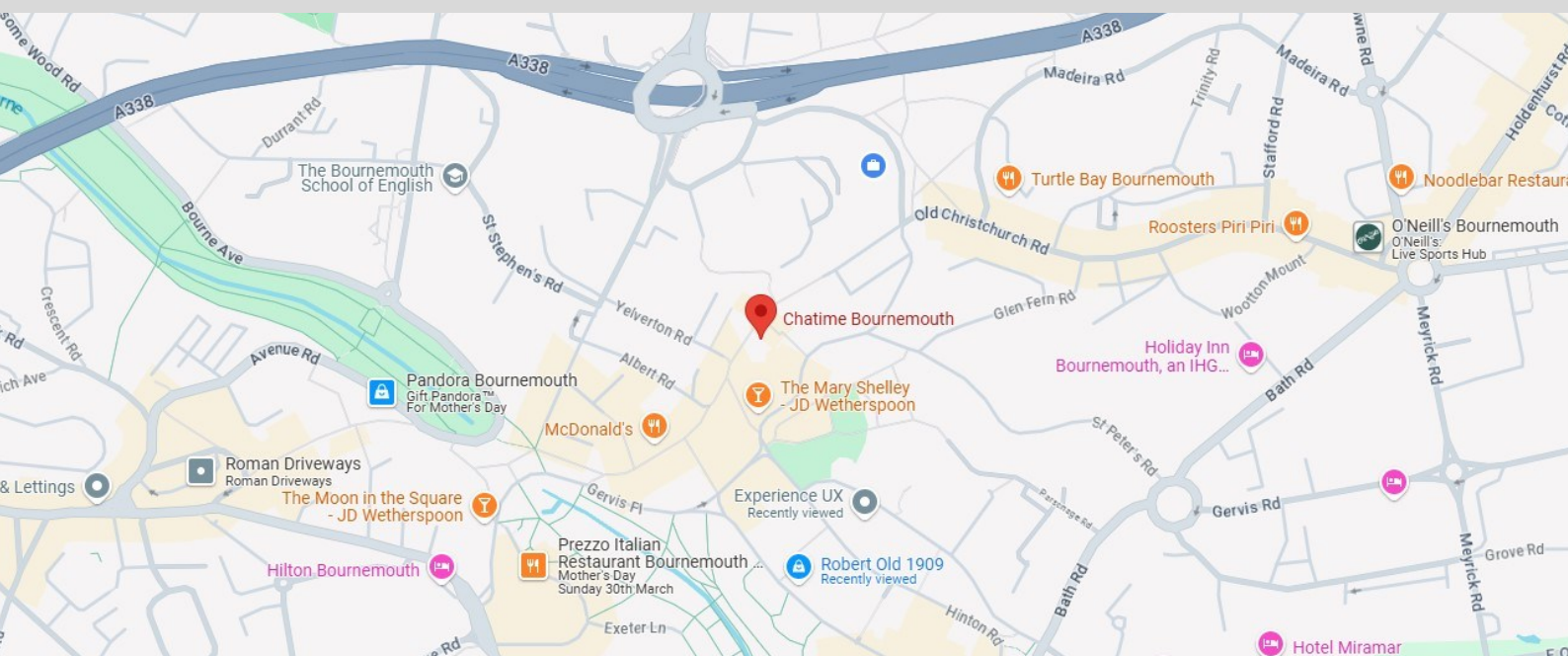
LEGAL FEES

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



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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.