



TOWN CENTRE SHOP TO LET

NEW LEASE £666 pcm plus VAT

 **BURLINGTON ARACE, UNIT 5, 72-76 OLD
CHRISTCHURCH ROAD, BOURNEMOUTH, BH1 2HZ**



KEY FEATURES

- Class E (Retail, Restaurant, Gymn, Cafe, Beauty, Office)
- Approximate floor area: 451.92 sq.ft.
- New lease

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 bhcommercial@ellis-partners.co.uk  01202 551821

SITUATION & DESCRIPTION

The Burlington Arcade which fronts the busy pedestrianised area of Old Christchurch Road.

The current premises consist of a lock up shop in the Burlington Arcade which includes Card Factory, GiGi Ice-Cream Parlour and several independent retailers.

ACCOMMODATION

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

Approximate floor area: 451.92 sq.ft. (42 sq.m.)

EPC RATING -

TBC

PLANNING

Class E Use

Former A1/ A2 Retail and Financial/Professional Services

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £8,000

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

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TENURE

Available on a new lease with terms to be negotiated at a rental of £666 per calendar month plus VAT.

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.

Insurance contribution approximately £400 plus VAT

There is a service charge of approximately £2000 plus VAT per year.

LEGAL FEES

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

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MAP LOCATION

© Google Maps



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.

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Project: Barlington Arcade		Drawn: Ben Scaplin	
Title: Floor Plan Ground Floor			
Date: 13/06/22	Scale: 1:250	Size: A4	Drawn No: 001
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