



GROUND FLOOR SHOP TO LET

NEW LEASE £7,200 p.a.

 **835 CHRISTCHURCH ROAD, BOSOCOMBE,
BOURNEMOUTH, BH7 6AR**



KEY FEATURES

- Class E use
- New lease
- Net floor area: 184.31 sq.ft. (17.13 sq.m.)

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SITUATION & DESCRIPTION

The property is located about 2 miles West of Christchurch Town Centre and just over 3 miles East of Bournemouth Town Centre. The shop premises are situated at the lower end of Boscombe close to Pokesdown Hill and are within a parade of shops which are let to independent traders.

The premises consist of a ground floor lock up shop with store, tiled flooring and double glazed shop front. The shop benefits from plastered walls and ceiling.

ACCOMMODATION

Width: 12'03" (3.736 m)
Depth: 15'00" (4.585 m)
Total area: 184.38 sq.ft. (17.13 sq.m.)

Stores: 4'2" x 13'3" (1.29m x 1.01m)
Separate WC

EPC RATING -

B-48

PLANNING

Class E Use

Former A1/ A2 Retail and Financial/Professional Services

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RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £3,700

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 £7,200 p.a.

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.

LEGAL FEES

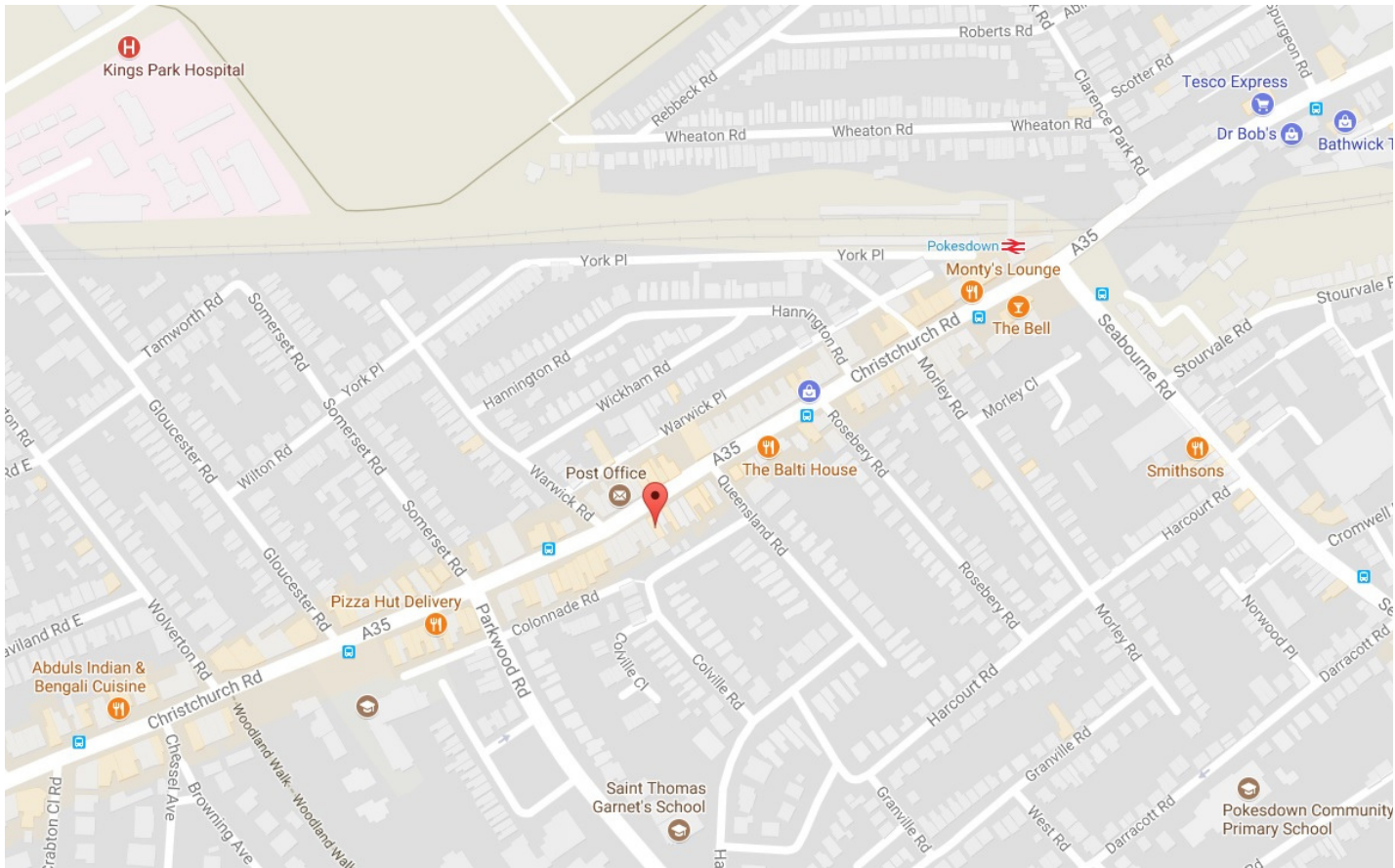
The incoming tenant will be responsible for their own legal fees.

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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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