

**TO LET**  
TWO PRIME TOWN CENTRE RETAIL PREMISES  
AVAILABLE INDIVIDUALLY OR COMBINED  
2,029 - 5,687 SQ FT



**82 & 84 OLD CHRISTCHURCH ROAD**  
BOURNEMOUTH, DORSET, BH1 1LR

# SUMMARY

## 82 OLD CHRISTCHURCH ROAD

- Ground floor: 1,860 sq ft
- Basement: 1,798 sq ft
- Class E planning consent
- Recently extensively refurbished
- Prime pedestrianised location
- **Now Under Offer**

## 84 OLD CHRISTCHURCH ROAD

- Ground floor: 1,285 sq ft
- Basement: 744 sq ft
- Class E planning consent
- Recently extensively refurbished
- Prime pedestrianised location
- **Rent: £32,000 per annum exclusive**



## LOCATION

The premises occupy an excellent trading position within the pedestrianised section of Old Christchurch Road in the heart of Bournemouth's core shopping district.

Major names trading in the vicinity include **CAFFE NERO, CARD FACTORY, FATFACE, TONI&GUY, KRISPY KREME and CLAIRE'S ACCESSORIES.**

A number of the major high street banks are also located a short distance from the subject premises.



## 82 OLD CHRISTCHURCH ROAD - UNDER OFFER

### DESCRIPTION

The premises, having been extensively refurbished, comprise a main open plan ground floor sales/restaurant area with an internal staircase leading to a large basement area. The basement comprises a number of rooms and provides further ancillary storage, preparation area and male and female WCs.



### ACCOMMODATION

Ground floor net sales area

172.79 sq m // 1,860 sq ft

Basement WC, storage & preparation

166.38 sq m // 1,791 sq ft

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**Total gross internal area approximately**

**339.17 sq m // 3,651 sq ft**

## 84 OLD CHRISTCHURCH ROAD



### DESCRIPTION

The premises, having been extensively refurbished, comprise a main open plan ground floor sales/restaurant area with two internal staircases leading to a large basement area.

The basement comprises a number of rooms providing further ancillary storage, preparation area and male and female WCs. There is also a lower basement area which comprises of 4 rooms.



### ACCOMMODATION

Ground floor net sales area	119.38 sq m // 1,285 sq ft
Basement internal area	69.14 sq m // 744 sq ft
Lower basement internal area	27.44 sq m // 295 sq ft
<b>Total gross internal area approximately</b>	<b>215.96 sq m // 2,324 sq ft</b>

## TERMS

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at commencing rents of:

82 Old Christchurch Road	<b>Under offer</b>
84 Old Christchurch Road	£32,000 per annum exclusive
<b>82 &amp; 84 Old Christchurch Road</b>	<b>Upon application</b>

The above rents are exclusive of all other outgoings.

## RATEABLE VALUES

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

82 Old Christchurch Road	£55,500 (from 01.04.23)
84 Old Christchurch Road	£47,000 (from 01.04.23)

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2023)

Transitional arrangements may apply. For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

## EPC RATINGS

82 Old Christchurch Road	C - 75
84 Old Christchurch Road	C - 62

## VAT

Unless otherwise stated, terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of tax in the subject case.

## VIEWINGS

Strictly by appointment through the sole agents, Goadsby, through whom all negotiations must be conducted.



### GRANT CORMACK

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### EDD WATTS

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## IMPORTANT

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).