

TO LET

BOURNEMOUTH TOWN CENTRE
RETAIL/OFFICE PREMISES



RETAIL

goadsby

22 POST OFFICE ROAD
BOURNEMOUTH, DORSET, BH1 1BA

SUMMARY >

- LOCATED APPROXIMATELY 100 METRES FROM BOURNEMOUTH SQUARE, WHICH LINKS TO BOURNEMOUTH GARDENS
- ADJACENT UNIT UNDER OFFER
- SUITABLE FOR A VARIETY OF USES (S.T.P.P.)
- STARBUCKS, BE AT ONE, TAP & TANDOOR, ZIZI AND THE IVY ARE ALL LOCATED IN THE VICINITY
- NEW LEASE

QUOTING RENT: £18,750 PER ANNUM EXCL.



Location

- The property occupies a strong office/retail trading position on Post Office Road
- Bournemouth Square is located approximately 100 metres away
- Major occupiers in the vicinity include The Ivy, Be At One, Starbucks, Lush, Nationwide Building Society, Zizzi and Slug & Lettuce
- The adjacent unit is currently under offer to a retailer, thus bringing additional footfall to the vicinity



Description

- Attractive double fronted shop front
- Good sized sales area
- Well-presented throughout
- Internal access to the basement which provides a storeroom and a WC with wash hand basin

Accommodation

sq m sq ft

22 Post Office Road	
Ground floor	76.55
Basement/Single WC	824

Rateable Value

To be reassessed.



REF:
s195779

22 POST OFFICE ROAD
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24 POST OFFICE ROAD

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 a commencing rent of **£18,750 per annum**, exclusive of all other outgoings.

EPC Rating

To be reassessed.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

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

Service Charge

A service charge may be payable. Interested parties are advised to make further enquiries.

Viewing

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



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Important

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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, 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.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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