

100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)

# TO LET

**PROMINENT LOCK UP RETAIL PREMISES  
WITH RETURN FRONTAGE**  
540 SQ FT // 50.14 SQ M



RETAIL

goadsby

**857 CHRISTCHURCH ROAD**  
BOSCOMBE, BOURNEMOUTH, DORSET BH7 6DL

## SUMMARY >

- PROMINENT POSITION LOCATED ON THE BUSY THOROUGHFARE OF CHRISTCHURCH ROAD
- BENEFITTING FROM RETURN FRONTAGE
- TWO ALLOCATED CAR PARKING SPACES
- WELL-PRESENTED THROUGHOUT
- A VARIETY OF USES WITHIN USE CLASS E TO BE CONSIDERED
- AVAILABLE ON A NEW LEASE

QUOTING RENT: £8,950 PER ANNUM EXCL.



REF:  
s334733

**857 CHRISTCHURCH ROAD**  
BOSCOMBE, BOURNEMOUTH, DORSET BH7 6DL



## Location

- The premises occupies a prominent corner location, fronting the A35 Christchurch Road
- Christchurch Road forms a principle thoroughfare through the Bournemouth suburb of Pokesdown with the premises located approximately 0.5 miles from Boscombe's main pedestrianised shopping precinct
- Limited wait roadside parking is available throughout Christchurch Road

## Description

- Lock up retail premises
- Comprising a main sales area with ancillary store or further sales available to the rear
- WC with wash hand basin and a kitchenette also located to the rear
- Two allocated car parking spaces

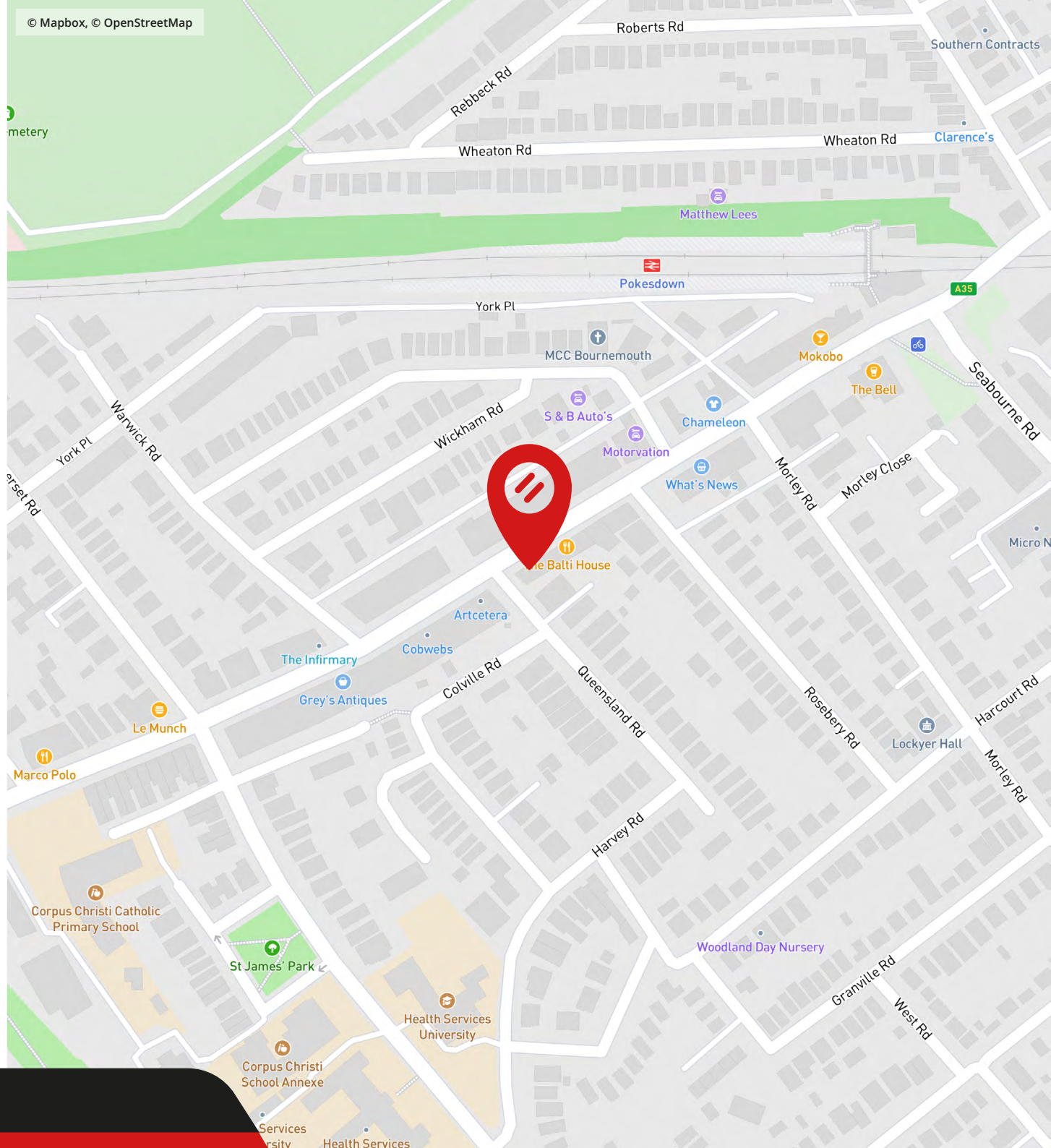
## Accommodation

|                   | sq m  | sq ft |
|-------------------|-------|-------|
| Net Sales Area    | 26.11 | 281   |
| Ancillary Storage | 24.03 | 259   |

|                                        |              |            |
|----------------------------------------|--------------|------------|
| <b>Total Net Internal Area approx.</b> | <b>50.14</b> | <b>540</b> |
|----------------------------------------|--------------|------------|

### Externally

Two allocated car parking spaces.





## Terms

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£8,950 per annum**, exclusive of all other outgoings, payable quarterly in advance by standing order..

## Rateable Value

**£6,300** (1<sup>st</sup> April 2023)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2025)

## EPC Rating

C - 65

## 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.

## Viewing

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



### Edd Watts

edd.watts@goadsby.com  
01202 550165 // 07968 299408

### Jake Walker

jake.walker@goadsby.com  
01202 550128 // 07834 060918



## 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](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

### REFERENCES

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.

[goadsby.com](https://www.goadsby.com)