

TO LET

SUBSTANTIAL RETAIL PREMISES IN PRIME LOCATION

1,550 SQ FT // 144.05 SQ M



RETAIL

goadsby

573 CHRISTCHURCH ROAD
BOSCOMBE, BOURNEMOUTH, DORSET, BH1 4AH

SUMMARY >

- LOCATED WITHIN THE PRIME PEDESTRIANISED SHOPPING PRECINCT
- NUMEROUS MULTIPLE RETAILERS IN THE VICINITY
- REAR LOADING FACILITIES
- NEW SHOP FRONT

QUOTING RENT: £17,500 PER ANNUM INCLUSIVE



REF:
s333444

573 CHRISTCHURCH ROAD
BOSCOMBE, BOURNEMOUTH, DORSET, BH1 4AH

Location

- The premises are located within Boscombe's prime pedestrianised shopping precinct
- Nearby multiple retailers include: **PRIMARK, COSTA COFFEE, SPECSAVERS, MCDONALDS, GREGGS, KAMSON'S PHARMACY, BOOTS, SAINSBURY'S**
- Close proximity to the O2 ACADEMY, which hosts numerous events throughout the year
- A pay and display car park is located on Hawkwood Road



Description

- Large retail premises with excellent frontage to the pedestrianised section of Christchurch Road.
- Comprises an open-plan sales area.
- Good sized ancillary storage to the rear.
- WC with wash hand basin.
- Rear loading facilities available.
- New shop front

Accommodation

	sq m	sq ft
Net sales area	65.08	700
Ancillary storage	8.97	850

Total net internal area approx.	144.05	1,550
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Internal width	20'7"	6.33m
Shop depth	33'7"	10.29m

WC with wash hand basin	-	-
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Rent

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 **£17,500 per annum**, exclusive of all other outgoings.

Rateable Value

Rateable Value: **£17,500**

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

EPC Rating

TBC

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.



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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.





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/tenant once a sale/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/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.

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