**TO LET**

Commercial  
Basement Premises  
In Town Centre  
Location

451 SQ FT // 43.59 SQ M

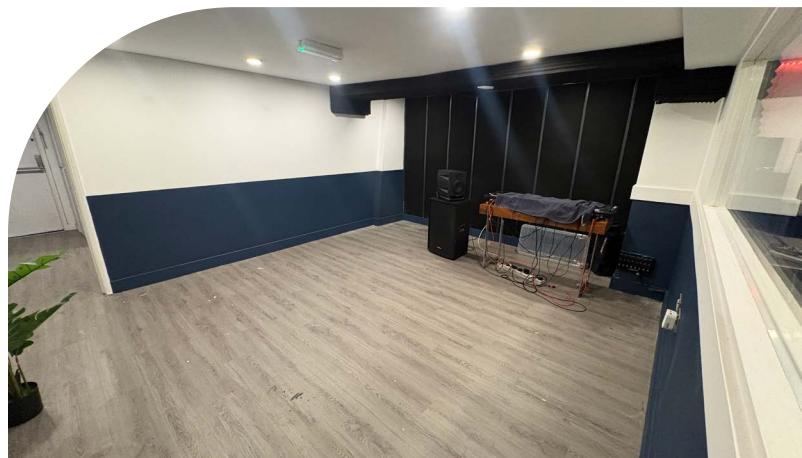
**Summary**

- Self-contained
- Flexible lease terms available
- Variety of uses to be considered
- Most recently used as a recording studio

**Quoting Rent: £7,500 pax**

**Edd Watts** 07968 299408  
edd.watts@goadsby.com

**Jake Walker** 07834 060918  
jake.walker@goadsby.com



## Location

- The premises are located within the pedestrianised section of Old Christchurch Road in the heart of Bournemouth's core shopping district.
- Major occupiers trading close by include **Card Factory, Cornish Bakehouse, Costa Coffee, Caffe Nero** and **Barclays**.

## Description

- This basement premises is located just off Old Christchurch Road, and is approached via external brick steps.
- The basement provides an area suitable for a variety of uses. A WC and kitchenette are also located within the accommodation.

## Accommodation

The accommodation is approximately **451 sq ft (43.59 sq m)** plus WC with wash hand basin and kitchenette

## 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 rental of **£7,500 per annum**, exclusive of rates and insurance premiums payable quarterly in advance by standing order.

## Rateable Value

To be assessed.

## Legal Costs

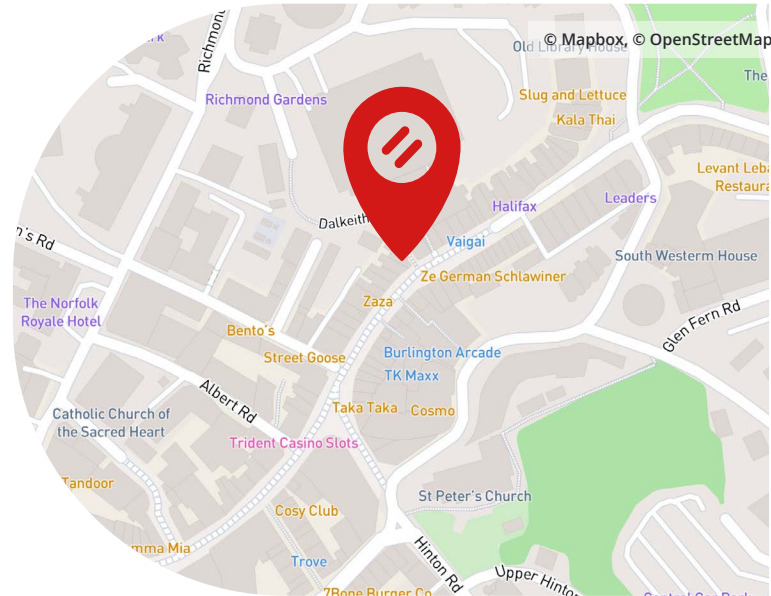
Each party to be responsible for their own legal costs incurred in the transaction.

## 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.

## EPC Rating

D - 76



## Viewings

Strictly by prior appointment through the sole agent, **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.