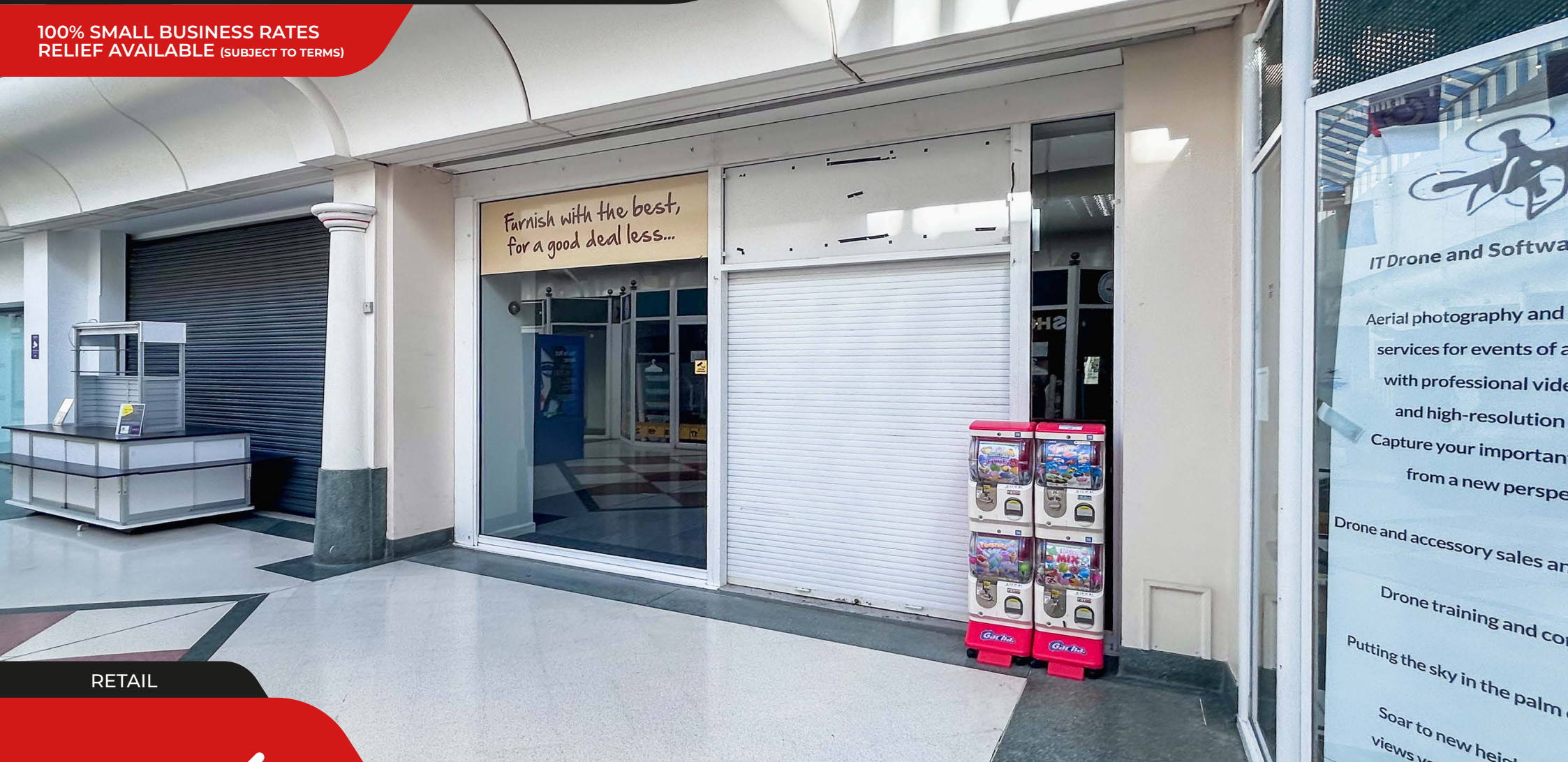


TO LET

RETAIL OPPORTUNITY WITHIN ESTABLISHED BOURNEMOUTH SHOPPING CENTRE

2,044 SQ FT // 189.98 SQ M

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



RETAIL

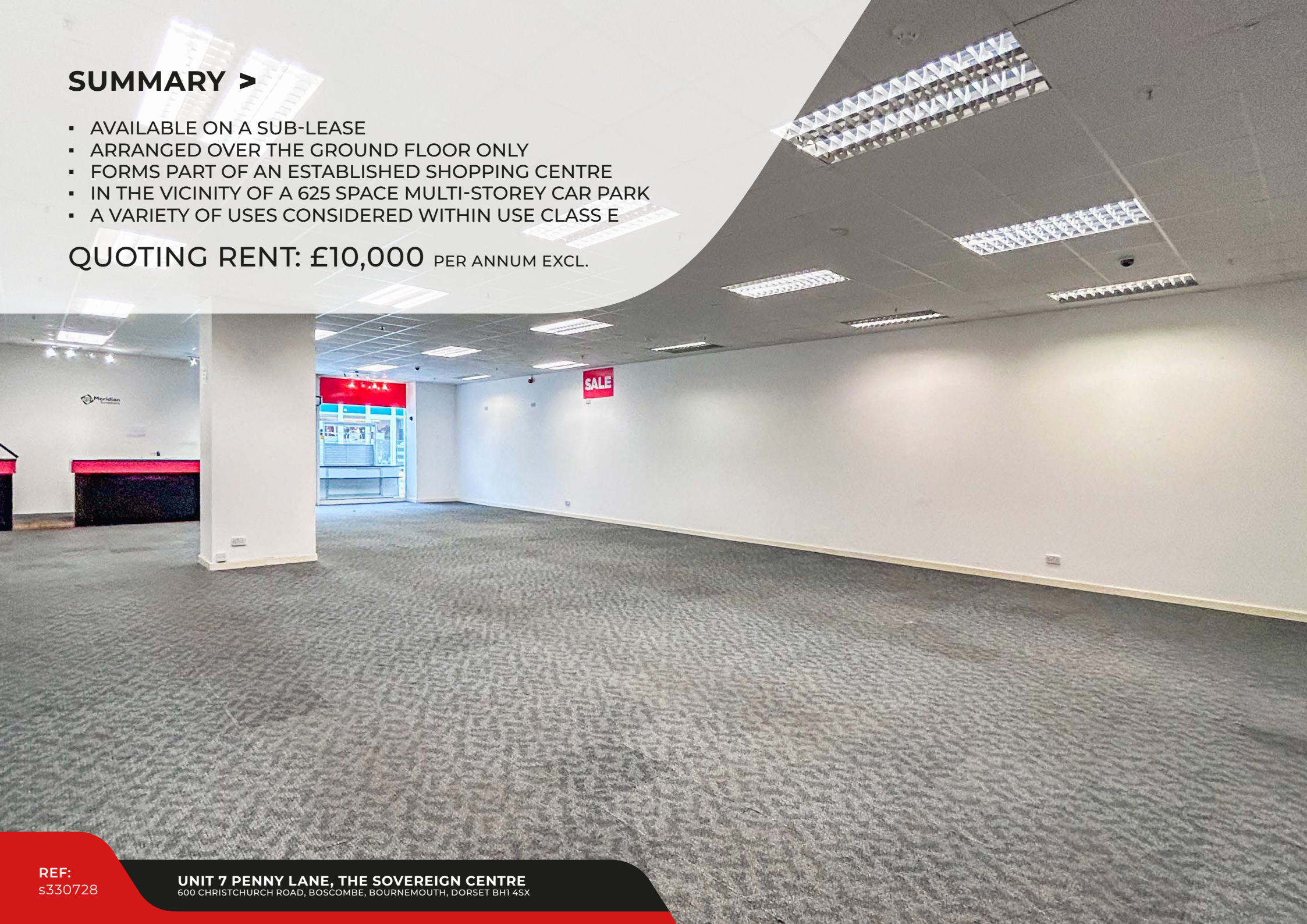
goadsby

UNIT 7 PENNY LANE, THE SOVEREIGN CENTRE
600 CHRISTCHURCH ROAD, BOSCOMBE, BOURNEMOUTH, DORSET BH1 4SX

SUMMARY >

- AVAILABLE ON A SUB-LEASE
- ARRANGED OVER THE GROUND FLOOR ONLY
- FORMS PART OF AN ESTABLISHED SHOPPING CENTRE
- IN THE VICINITY OF A 625 SPACE MULTI-STOREY CAR PARK
- A VARIETY OF USES CONSIDERED WITHIN USE CLASS E

QUOTING RENT: £10,000 PER ANNUM EXCL.



REF:
s330728

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Location

- Located within the Sovereign Shopping Centre which is a vibrant retail/leisure destination in Boscombe, featuring a mix of national and independent businesses
- Located in the vicinity of a 625 space multi-storey car park
- Retailers within the shopping centre include Lidl, Savers, JD Sports, Sports Direct, EE and CEX
- Strong local catchment within a 5 minute drive time
- Annual footfall of around 5.2 million visitors per year



Description

- The opportunity occupies a good position within the shopping centre, adjacent to a busy Lidl Supermarket.
- Good sized sales area
- Rear store/office

Accommodation

	sq m	sq ft
Net sales area	165.79	1,784
Ancillary	24.19	260

Total NIA approx.	189.98	2,044
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Lease

The premises are available to let by way of an effective full repairing and insuring sub-lease, term and rent review pattern by negotiation.



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Terms

£10,000 per annum, exclusive.

Rateable Value

£9,600

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

EPC Rating

C - 62

Service Charge

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

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
07968 299408

Jake Walker

jake.walker@goadsby.com
07834 060918



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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](#).

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.

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