

TO LET

**PRIME TOWN CENTRE RETAIL PREMISES
ARRANGED OVER 4 LEVELS**

2,556 SQ FT // 237.81 SQ M



RETAIL

goadsby

65 OLD CHRISTCHURCH ROAD
BOURNEMOUTH, DORSET BH1 1EW

SUMMARY >

- PRIME TOWN CENTRE LOCATION IN THE VICINITY OF CAFFÈ NERO & KRISPY CRÈME & ADJACENT TO BARCLAYS
- PEDESTRIANISED LOCATION
- ARRANGED OVER 4 LEVELS
- A VARIETY OF USES TO BE CONSIDERED WITHIN USE CLASS E

QUOTING RENT: £35,000 PER ANNUM EXCL.



REF:
s300549

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BOURNEMOUTH, DORSET BH1 1EW



Location

- The premises occupies an excellent tradition position within the pedestrianised section of Old Christchurch Road in the heart of Bournemouth's core shopping district
- Major names trading in the vicinity include Caffè Nero, Card Factory, Esquire Coffee, Superdry and Krispy Crème
- The property benefits from a delivery access via Granville Place



Description

- The property is arranged over 4 levels
- Comprising of a good size ground floor sales area with additional space at basement, first and second floor levels
- The first floor could provide additional retail or ancillary storage space
- The second floor benefits from male and female locker rooms

Accommodation

	sq m	sq ft
Ground Floor	90.38	972
First Floor	47.41	510
Second Floor	41.19	443
Basement	58.83	631
Total approx.	237.81	2,556





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Rent

£35,000 per annum, exclusive.

Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation and payable quarterly in advance by standing order.

Rateable Value

£38,500 (from 1st April 2023)

Rates payable at 49.9p in the £ (year commencing 1st April 2024)

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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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.

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