



## TO LET

### RETAIL PREMISES FORMING PART OF AN ESTABLISHED PARADE

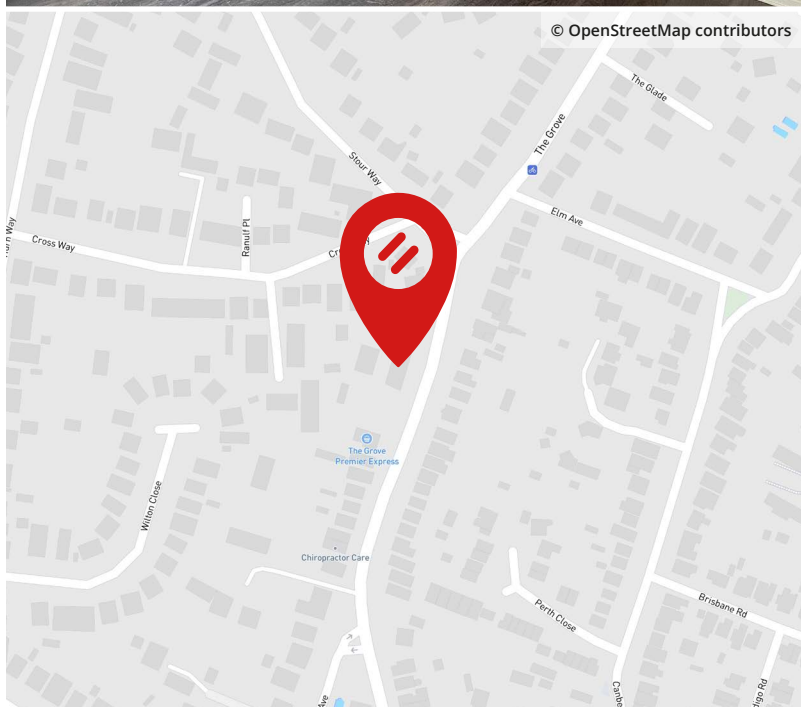
- CUSTOMER PARKING LOCATED AT THE FRONT OF THE PREMISES
- BENEFITS FROM CLASS E PLANNING USE
- A VARIETY OF USES TO BE CONSIDERED
- SMALL BUSINESS RATES RELIEF AVAILABLE (SUBJECT TO TERMS)

### RENT:

**£9,000** PER ANNUM EXCL.

**JAKE.WALKER@GOADSBY.COM**  
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RETAIL

**goadsby**

**58 THE GROVE**  
CHRISTCHURCH, DORSET, BH23 2HB

## Location

- The property is prominently located on The Grove, which is a popular suburb location within Christchurch, Dorset. The Grove plays host to a number of independent operatives, including a Premier Convenience store, Delicatessen, Architectural practice, Print shop, Chiropractor and Pizza takeaway.
- The property is located approximately 1.5 miles from Christchurch town centre and 4.3 miles from Bournemouth town centre. Bournemouth airport is 2.9 miles (approx 7 minute drive) from the premises.

## Description

- A lock up retail premises suitable for a variety of uses.
- The shop benefits from a main sales area with a w.c. with wash hand basin and a kitchenette located to the rear.

## Accommodation

Sales area	213 sq ft // 19.8 sq m
WC with wash hand basin	-
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 **£9,000 per annum**, exclusive of all other outgoings payable quarterly in advance by standing order.

## Rateable Value

**£6,100 (1st April 2023)**

100% business rates relief available - (subject to conditions)

## EPC Rating

D - 79

## Legal Costs

Each party is to bear 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 sole agents Goadsby, through whom all negotiations must be conducted.



**Jake Walker** 07834 060918  
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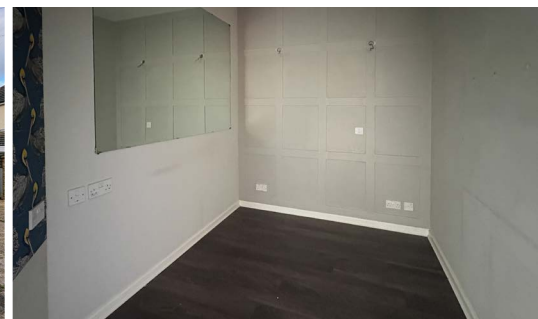
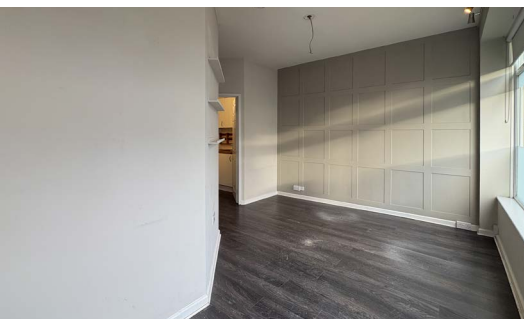
## Important

### 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**.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.



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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.

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