



71-73

Old Christchurch Road
Bournemouth, Dorset, BH1 1EW

To Let

**Iconic Character
Premises In
Prime Town
Centre Location**

6,604 sq ft (614 sq m)

Summary

- Unique opportunity to acquire an iconic characterful town centre retail premises
- Prime position on Old Christchurch Road
- Located in the vicinity of Café Nero, Krispy Kreme, Card Factory and Superdry
- Arranged over five storeys and comprising 6,604 sq ft (614 sq m)
- Attractive ground floor and mezzanine sales area with stunning atrium
- Ancillary storage/staff areas within the basement, second and third floors
- Would suit a variety of uses within Use Class E
- Available on a new lease



Quoting Rent:
£65,000 per annum exclusive



Location

- The premises occupy an excellent trading position within the pedestrianised section of Old Christchurch Road, in the heart of Bournemouth town centre
- Major names trading in the vicinity include Barclays, Café Nero, Card Factory, Squires Coffee, Superdry, Krispy Kreme and McDonalds
- The property benefits from delivery access via Granville Place

Bournemouth Occupiers





Description

- Extremely iconic and characterful retail premises
- Attractive ground floor and mezzanine sales area/first floor with stunning atrium
- Large basement providing ancillary storage
- Second and third floors providing additional storage facilities and staff back of house areas



Accommodation

	sq m	sq ft
Ground Floor Sales	130	1,396
Ground Floor Ancillary	10	108
Mezzanine Sales	144	1,554
Second Floor	138	1,481
Third Floor	63	680
Basement	129	1,385

Total Net Internal Area Approx.	614	6,604
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Rent

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rental of **£65,000 per annum exclusive** of all other outgoings.

Rateable Value

£72,500 (1st April 2023)

Rates payable at 54.6p in the pound (Year commencing 1st April 2024)

EPC Rating

B - 47

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.



Viewings

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.