

TO LET

DOUBLE FRONTED LOCK UP RETAIL PREMISES

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



RETAIL

goadsby

1143-1145 CHRISTCHURCH ROAD
BOSCOMBE EAST, BOURNEMOUTH, DORSET BH7 6BW

SUMMARY >

- DOUBLE FRONTED LOCK UP RETAIL PREMISES
- LOCATED ON BUSY THOROUGHFARE
- LIMITED WAIT ROADSIDE PARKING TO THE FRONT
- BENEFITS FROM INTERNAL SHUTTERS
- VARIETY OF USES TO BE CONSIDERED, WITHIN USE CLASS E

QUOTING RENT: £20,000 PER ANNUM EXCL.



REF:
s302294

1143-1145 CHRISTCHURCH ROAD
BOSCOMBE EAST, BOURNEMOUTH, DORSET BH7 6BW



Location

- Located fronting the busy A35 Christchurch Road
- Situated within the affluent and popular area of Boscombe East
- Limited wait roadside parking throughout this part of Christchurch Road
- The area is characterised by its mix of specialised and local independent retailers

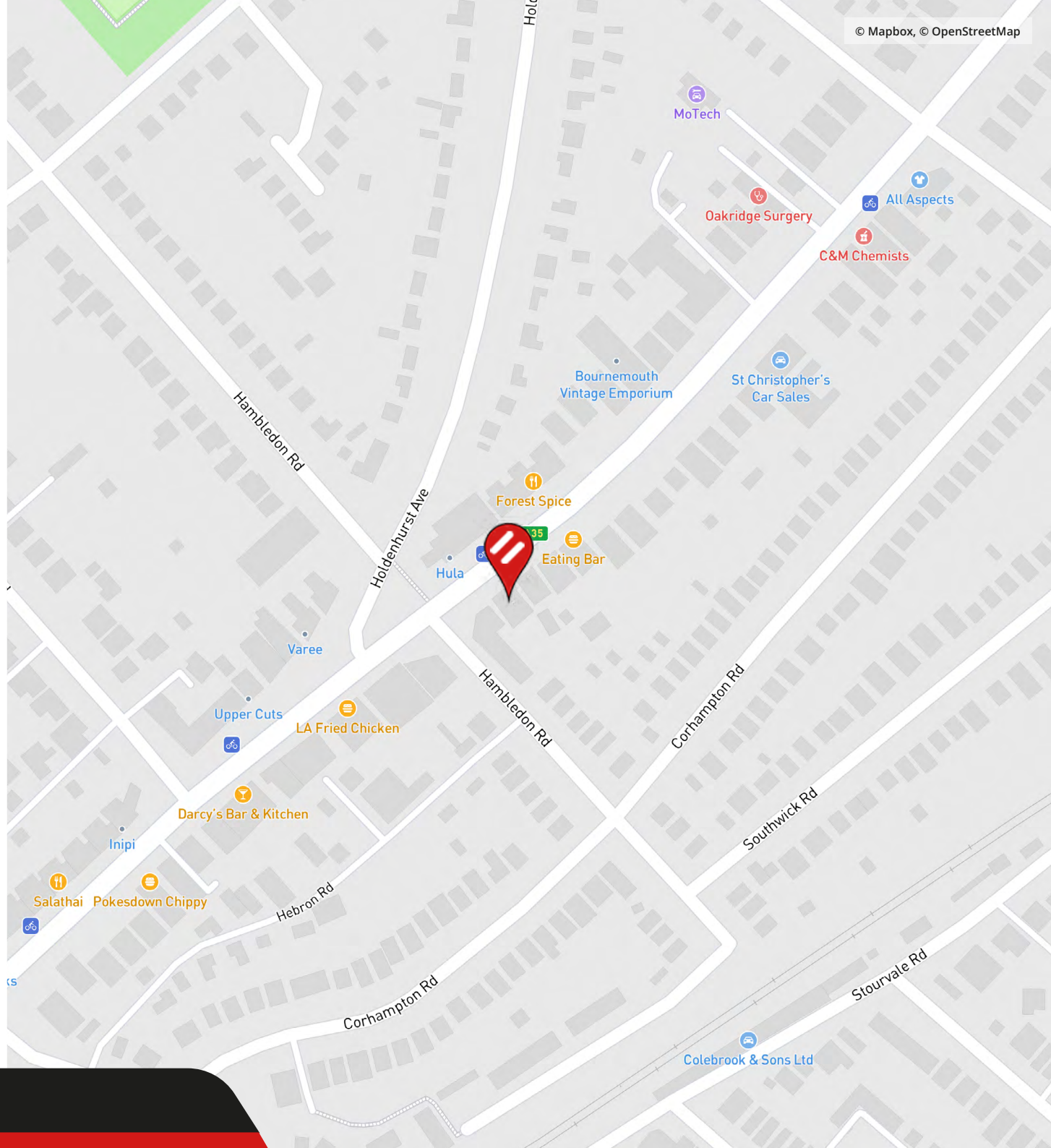
Description

- Mid terrace double fronted retail premises
- Large sales area with kitchenette and WC located to the rear
- Suitable for a variety of uses, within Use Class E
- Internal security shutters

Accommodation

Net Internal Area 1,689 sq ft 156.94 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 rent of **£20,000 per annum**, exclusive of all other outgoings.

Rateable Value

£20,500

Rates payable at 49.9p in the £ (year commencing 1st April 2025)

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 once a sale 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 once terms have been agreed.

REFERENCES

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](https://www.goadsby.com)