

TO LET

PRIME HIGH STREET RETAIL PREMISES IN CHRISTCHURCH TOWN CENTRE



RETAIL

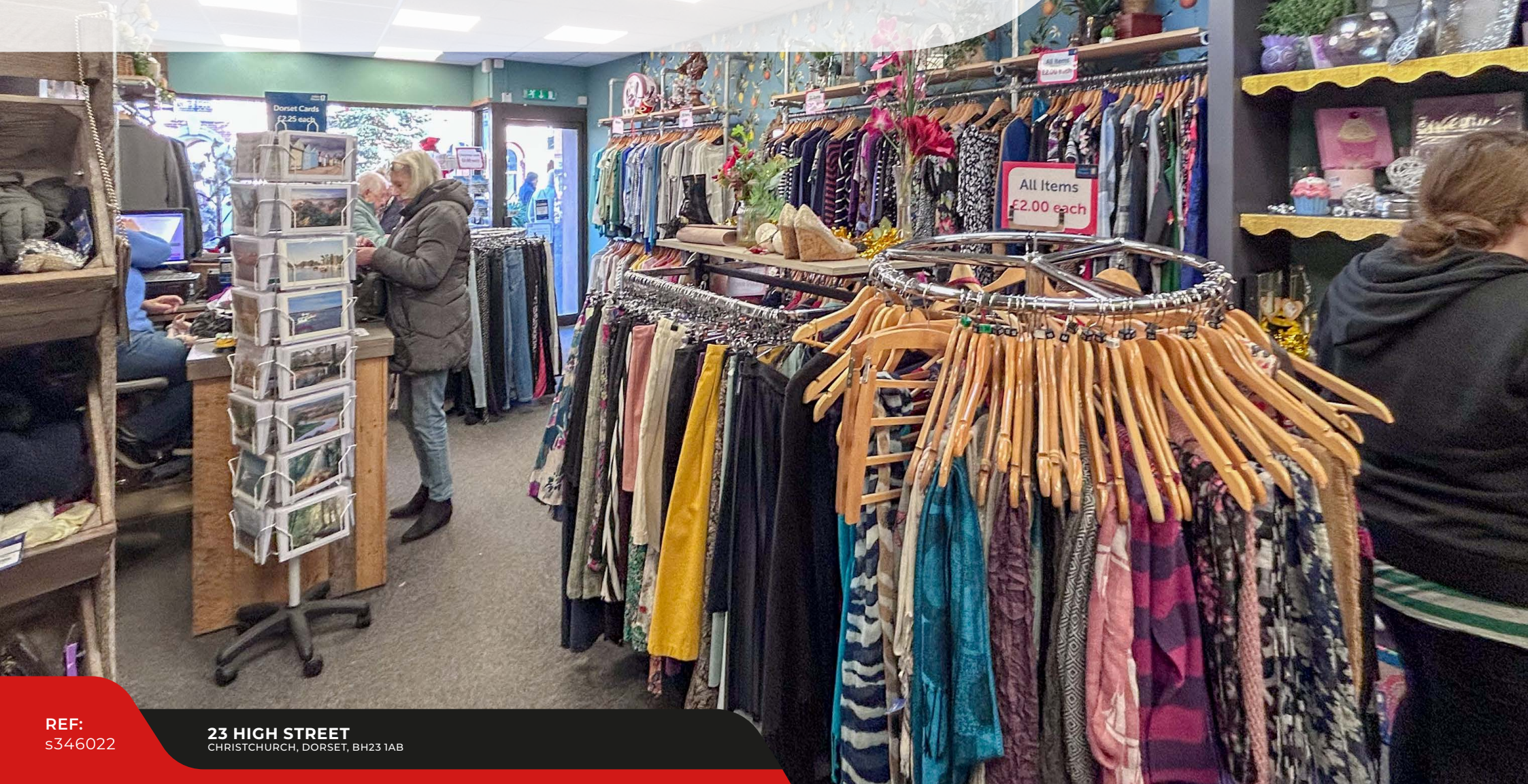
goadsby

23 HIGH STREET
CHRISTCHURCH, DORSET, BH23 1AB

SUMMARY >

- PRIME HIGH STREET TRADING POSITION
- A VARIETY OF USES TO BE CONSIDERED WITHIN USE CLASS E
- LIMITED WAIT ROADSIDE PARKING THROUGHOUT CHRISTCHURCH HIGH STREET
- NUMEROUS MULTIPLE AND NATIONAL OPERATORS IN THE VINICITY

QUOTING RENT: £22,500 PER ANNUM EXCLUSIVE



Location

- Prime trading position in the centre of Christchurch High Street
- A number of national retailers are represented in the vicinity including Caff  Nero, Boots, Superdrug, Cook, Costa Coffee and O2
- The High Street also hosts a number of independent retailers/restaurants
- Limited wait roadside parking throughout Christchurch High Street together with a number of town centre car parks



Description

- Main sales area
- Rear storage/office
- WC with wash hand basin and kitchenette also located to the rear

Accommodation

	sq m	sq ft
Ground floor sales area	43.09	464
Ancillary	19.53	210
Total net internal area approx.	62.62	674

Rent

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 ** 22,500 per annum**, exclusive of all other outgoings.



Rateable Value

£20,500 (1st April 2023)

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

EPC Rating

D - 87

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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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.



REF:
s346022

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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.

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