

TO LET

PRIME TOWN CENTRE RETAIL PREMISES
WITH 3 BEDROOM MAISONETTE ABOVE



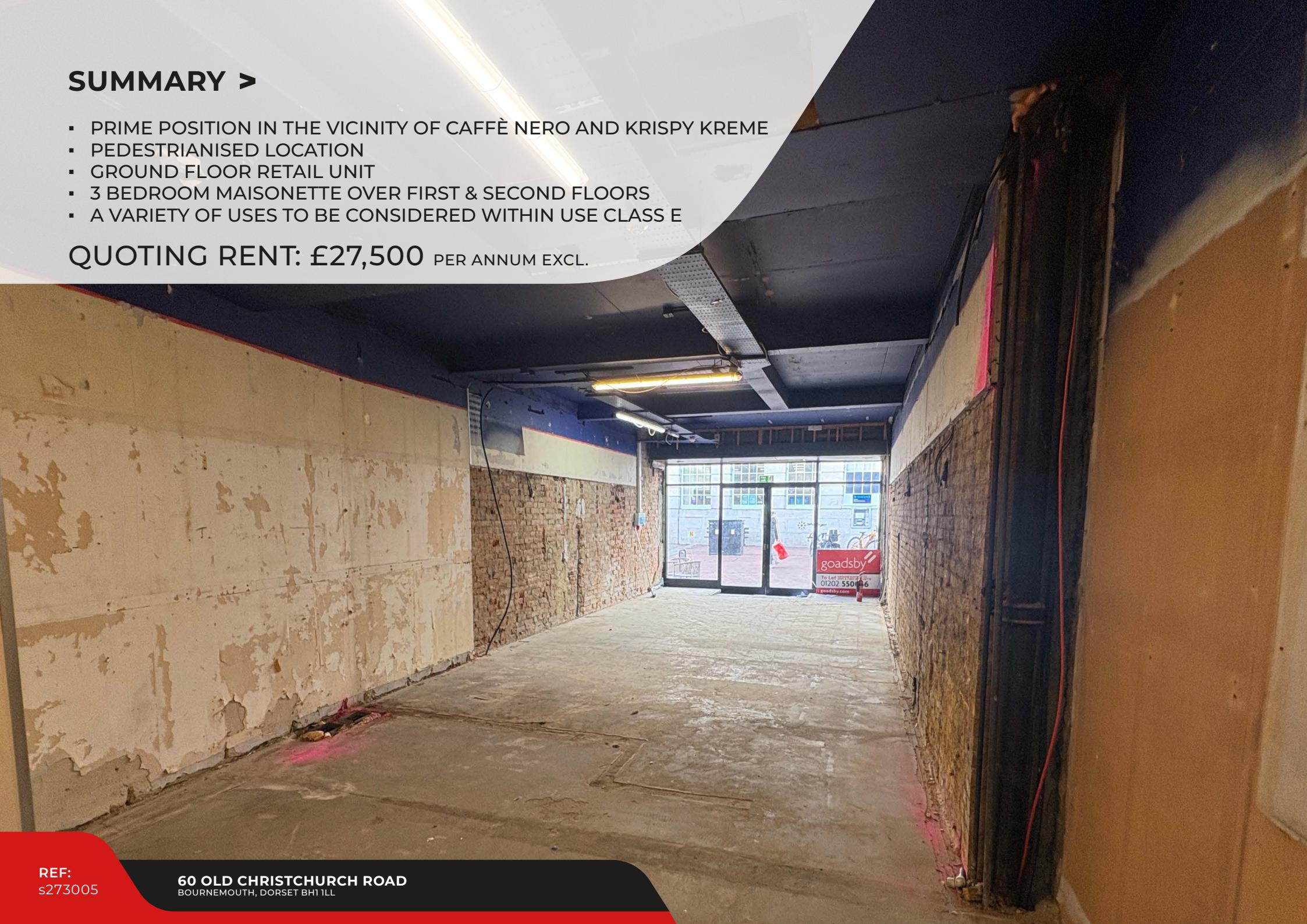
goadsby

60 OLD CHRISTCHURCH ROAD
BOURNEMOUTH, DORSET BH1 1LL

SUMMARY >

- PRIME POSITION IN THE VICINITY OF CAFFÈ NERO AND KRISPY KREME
- PEDESTRIANISED LOCATION
- GROUND FLOOR RETAIL UNIT
- 3 BEDROOM MAISONETTE OVER FIRST & SECOND FLOORS
- A VARIETY OF USES TO BE CONSIDERED WITHIN USE CLASS E

QUOTING RENT: £27,500 PER ANNUM EXCL.



Location

The premises occupies an excellent trading 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**, **CLAIRE'S ACCESSORIES**, **BARCLAYS**, **ESQUIRES COFFEE**, **SUPERDRY** and **KRISPY KREME**. The property benefits from a delivery access via Granville Place.



Description

The property is arranged over 4 floors and comprises of a good size ground floor sales area with internal access to a basement.

Accessed via a rear courtyard is a self-contained 3 bedroom maisonette arranged over first and second floors, consisting of 3 bedrooms, a living room, kitchen and bathroom.

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 **£27,500 per annum**, exclusive of all other outgoings.





Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

	sq m	sq ft
Ground Floor	64.52	694
Basement	24.06	258

2 x WC's with wash hand basin

Maisonette

Bedroom 1	3.74m (max) x 4.54m
Bedroom 2	2.61m x 3.84m
Bedroom 3	2.62m (max) x 3.79m
Living Room	5.40m x 4.55m
Kitchen	2.63m x 3.32m
Bathroom	2.53m x 1.67m

EPC Rating

Shop & Basement
60a Old Christchurch Road
B - 39
tbc

REF:
s273005

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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.

Rateable Value

£29,000

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

Council Band "B"

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



Grant Cormack
grant.cormack@goadsby.com
01202 550135 // 07776 217453

Edd Watts
edd.watts@goadsby.com
01202 550165 // 07968 299408

Jake Walker
jake.walker@goadsby.com
01202 550128 // 07834 060918



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 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.

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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