

TO LET

**ATTRACTIVE GRADE II
LISTED RETAIL OPPORTUNITY**



RETAIL

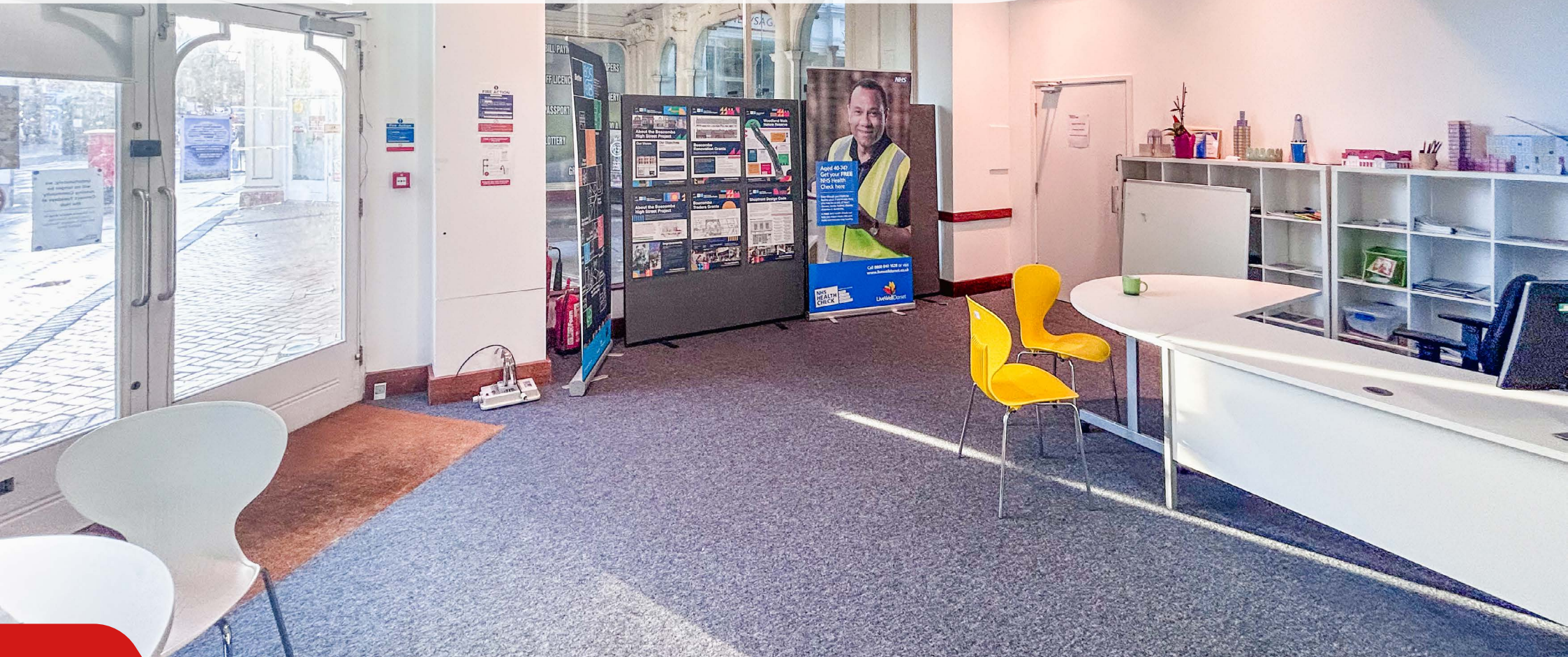
goadsby

UNIT 30-32 THE ROYAL ARCADE
BOSCOMBE, BOURNEMOUTH, DORSET, BH1 4BT

SUMMARY >

- POSITIONED IN THE PEDESTRIANISED AREA OF BOSCOMBE HIGH STREET
- FORMS PART OF THE ATTRACTIVE ROYAL ARCADE
- A VARIETY OF USES WITHIN USE CLASS E TO BE CONSIDERED
- GRADE II LISTED
- ARRANGED OVER THE GROUND FLOOR AND BASEMENT

QUOTING RENT: £13,000 PER ANNUM EXCLUSIVE



REF:
s350387

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Location

- The premises occupies a trading position on the pedestrianised section of Christchurch Road
- Forms part of the Royal Arcade
- In close proximity to the O2 Academy
- In the vicinity of multiple retailers including Primark, CEX, Esquires Coffee, Boots the Chemist, Greggs and McDonalds



Description

- Ground floor sales area with internal access to a basement
- Return frontage to the Royal Arcade and Boscombe High Street
- The basement is arranged as a number of rooms, suitable for storage
- 2 x WCs are located within the basement.
- Well presented throughout
- Further units available within the Royal Arcade (details available through the agent)

Accommodation

| | sq m | sq ft |
|----------------------------|---------------|-------|
| Ground Floor | 64.47 | 694 |
| Kitchenette | - | - |
| Basement | Not inspected | - |
| Male and female cloakrooms | - | - |

Terms

The premises are available to let by way of a effective full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rental of **£13,000 per annum** exclusive of all other outgoings.



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Rateable Value

TBC

EPC Rating

D - 95

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.



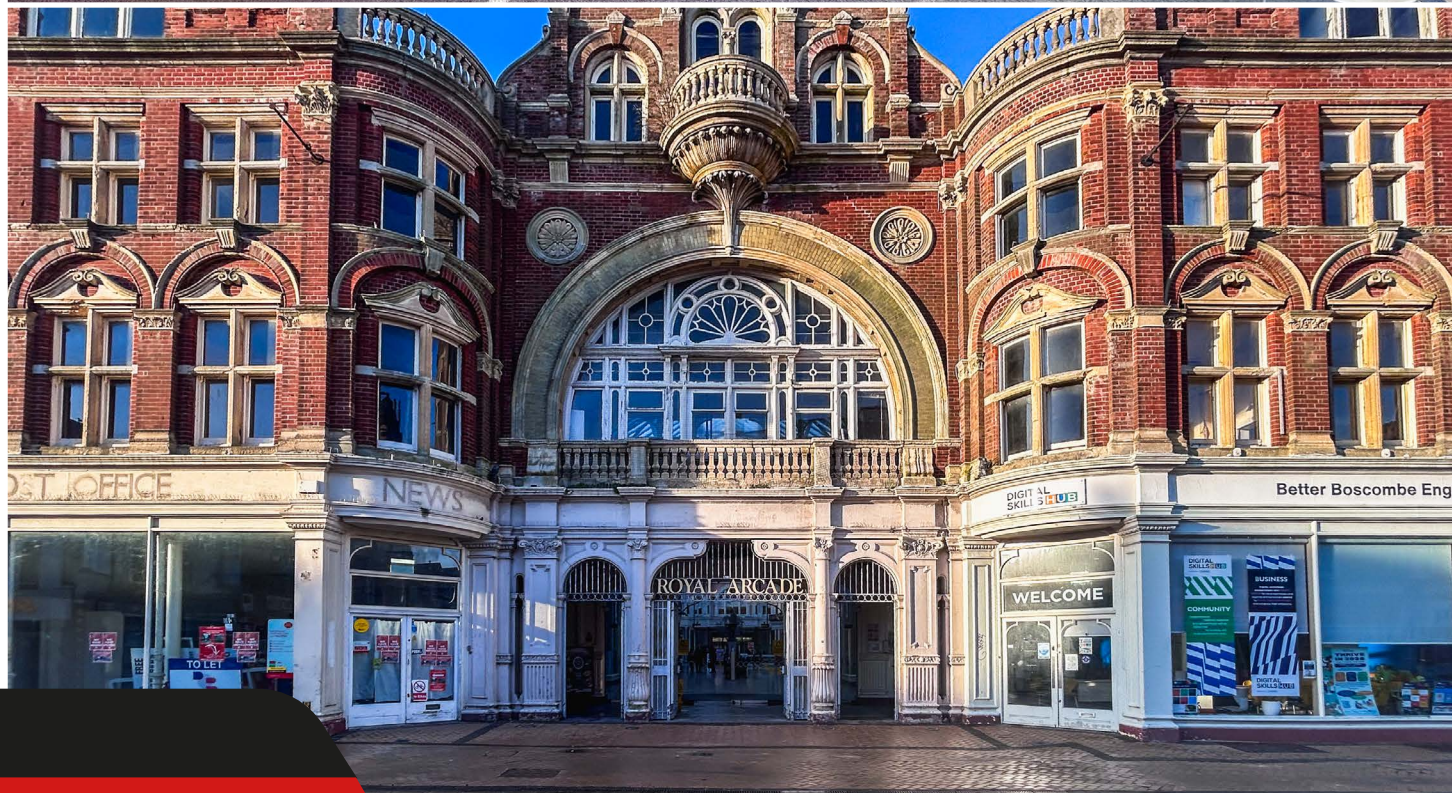
Edd Watts 07968 299408
edd.watts@goadsby.com

Jake Walker 07834 060918
jake.walker@goadsby.com

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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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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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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