



TO LET

COMMERCIAL BASEMENT PREMISES

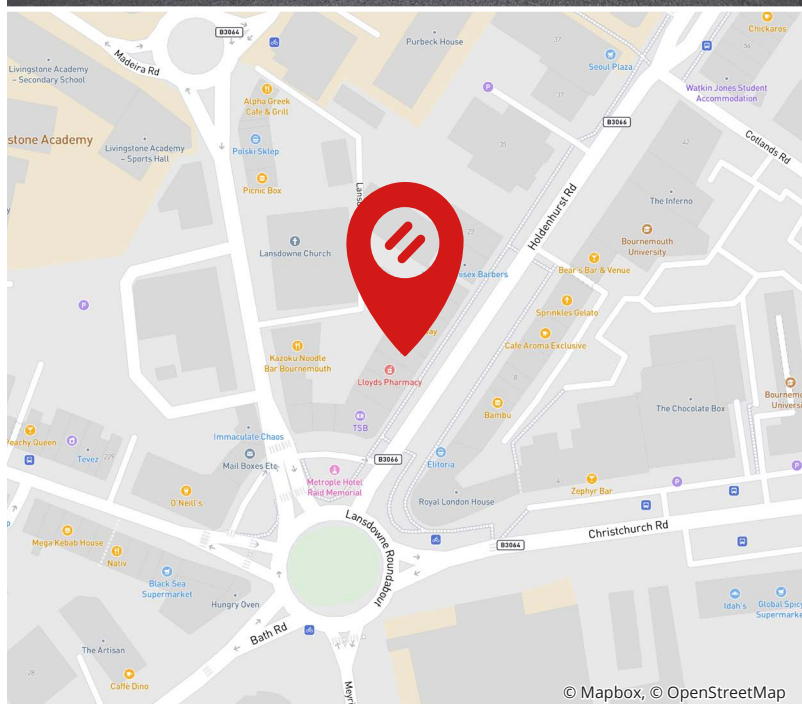
1,737 SQ FT // 161.43 SQ M

- PREDOMINANTLY OPEN PLAN SELF CONTAINED BASEMENT
- FLEXIBLE LEASE TERMS AVAILABLE
- A VARIETY OF USES TO BE CONSIDERED

QUOTING RENT:
£15,000 PER ANNUM EXCL.

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RETAIL



BASEMENT, 7-9 HOLDENHURST ROAD
 BOURNEMOUTH, DORSET, BH8 8EH

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Location

- The premises are located on Holdenhurst Road in heart of Lansdowne
- Lansdowne is home to many occupiers in the financial services, digital and creative sectors as well as Bournemouth University and Bournemouth and Poole College
- Bournemouth Mainline Railway/Coach Stations and award winning beach
- Are approximately 350 metres and 1km away from the site respectively
- The opportunity is located on Holdenhurst Road close to the junction of Lansdowne Roundabout

Description

- The basement is predominantly open plan with a separate office/meeting room which can also be used for additional storage.
- The premises benefits from a kitchen and male and female toilets

Accommodation

	sq m	sq ft
Room 1	26.07	281
Room 2/Kitchen	24.98	269
Room 3	95.48	1,027
Ancillary Storage	9.96	107

Total net internal area approx. 161.43 1,737

Male and female toilets - -

Terms

The premises are available to let by way of a new lease, term and rent review pattern by negotiation, at a commencing rent of **£15,000 per annum**, exclusive.

Rateable Value

£11,000 (from 01.04.26)

100% business rates relief available - (subject to conditions)

EPC Rating

TBC

Legal Costs

Each party is to bear 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 sole 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.

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