

TO LET

**PRIME TOWN CENTRE
RETAIL PREMISES**

654 SQ FT // 60.80 SQ M



RETAIL

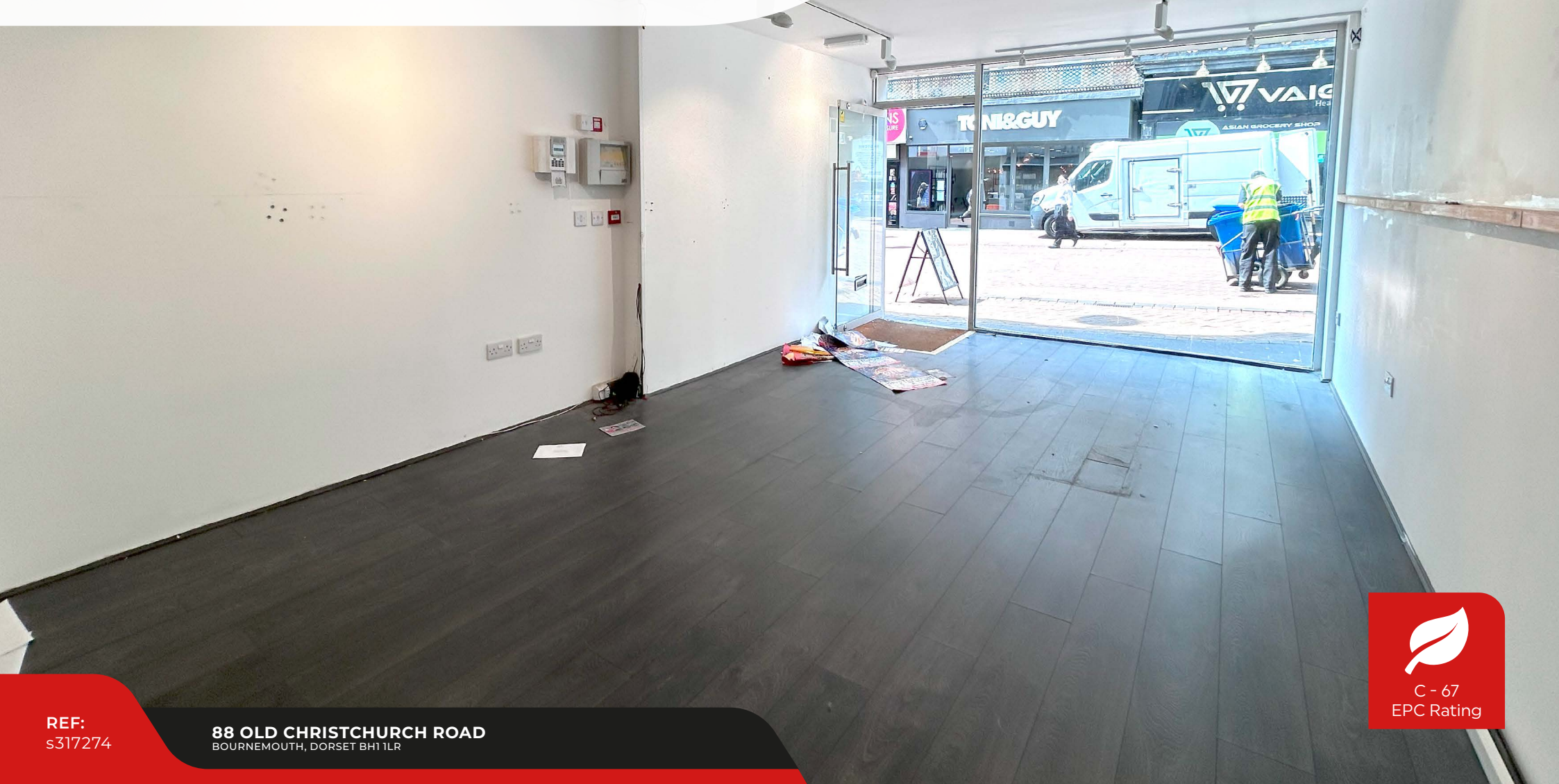
goadsby

88 OLD CHRISTCHURCH ROAD
BOURNEMOUTH, DORSET, BH1 1LR

SUMMARY >

- PEDESTRIANISED TOWN CENTRE LOCATION
- APPROX. 50M FROM 930 SPACE MULTI STOREY CAR PARK
- ARRANGED OVER GROUND FLOOR & BASEMENT
- A VARIETY OF USES TO BE CONSIDERED WITHIN USE CLASS E

QUOTING RENT: £12,500 PER ANNUM EXCL.



REF:
s317274

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C - 67
EPC Rating

Location

- The premises occupy a pedestrianised trading position within Old Christchurch Road in the heart of Bournemouth town centre
- Major multiple retailers trading in the vicinity include Toni & Guy, Caffè Nero, Card Factory, Claires Accessories and JD Gyms

CAFFÈ
NERO

 **GREGGS**



TONI & GUY
HAIRDRESSING

Description

- A prime retail premises benefits from a good sized sales area with internal access to a basement
- A WC with wash hand basin is accessed just off the main sales area to the rear
- A variety of uses are to be considered within Use Class E

Accommodation

	sq m	sq ft
Net sales area	32	344
Basement	28.8	310
WC with wash hand basin		

Total area approx.	60.80	654
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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 **£12,500 per annum**, exclusive of all other outgoings.

Legal Costs

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



Rateable Value

Rateable Value: **£15,500 (01.04.23)**

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

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

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 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.

REFERENCE

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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