

TO LET / FOR SALE

PRIME HIGH STREET RETAIL/DEVELOPMENT OPPORTUNITY
IN CHRISTCHURCH TOWN CENTRE



47 HIGH STREET, CHRISTCHURCH, DORSET, BH23 1AS

SUMMARY

- » RARE SUBSTANTIAL RETAIL OPPORTUNITY IN THE TOWN CENTRE
- » PRIME/CENTRAL HIGH STREET TRADING POSITION
- » A VARIETY OF USES TO BE CONSIDERED WITHIN USE CLASS E
- » LIMITED WAIT ROADSIDE PARKING THROUGHOUT CHRISTCHURCH HIGH STREET
- » DEVELOPMENT POTENTIAL (STPP)
- » OF INTEREST TO OWNER OCCUPIERS/DEVELOPERS
- » NUMEROUS MULTIPLE AND NATIONAL OPERATORS IN THE VICINITY
- » TENURE: FREEHOLD/LEASEHOLD

RENT

£72,500

PER ANNUM EXCLUSIVE

PRICE

ON APPLICATION



LOCATION

These opportunity occupy a prime trading position in the centre of Christchurch High Street, where a number of national retailers are represented including **COSTA COFFEE**, **CAFFÈ NERO**, **BOOTS**, **SUPERDRUG**, **M&S SIMPLY FOOD**, **CARD FACTORY** and **o2**. The high street also hosts a number of independent retailers/restaurants together with major high street banks and building societies.

Limited wait roadside parking is available throughout the high street together with a number of town centre car parks.

LYMINGTON OCCUPIERS

COSTA *cardfactory*  **GREGGS**

Superdrug 

MARKS &
SPENCER

O₂

 **MOUNTAIN
WAREHOUSE**

Boots



DESCRIPTION

The property is arranged over the ground and first floors. The ground floor consists of a substantial sales area with further sales accessed via a staircase to the rear. The first floor is accessed via an internal staircase located to the rear of the ground floor and consists of areas for storage, office and staff facilities.

DEVELOPMENT POTENTIAL

We believe the property offers strong potential for residential development at first-floor level. Furthermore, given the height of neighbouring buildings, there may be an opportunity to add a second floor, subject to appropriate design considerations. Any proposed development would be subject to obtaining the necessary planning consents from the relevant authorities.

ACCOMMODATION

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

Ground Floor Sales	4,075 sq ft	378.71 sqm
Ground Floor Storage	322 sq ft	29.92 sqm
First Floor	3,208 sq ft	298.14 sqm

TERMS

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation.

RENT

£72,500 per annum, exclusive

FREEHOLD

Our client may consider a sale of the freehold interest. Price on Application, through the agent.

EPC RATING

B - 35

RATEABLE VALUE

£63,500





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.

VIEWINGS



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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.