

# TO LET

## TOWN CENTRE FOOD & BEVERAGE OPPORTUNITY

(ADDITIONAL USES WOULD BE CONSIDERED)

SIX MONTHS RENT FREE AVAILABLE  
(SUBJECT TO TERMS)



RETAIL

goadsby

**UNIT 1 NOBLE HOUSE**

8 - 10 YELVERTON ROAD , BOURNEMOUTH, DORSET, BH1 1DF



## SUMMARY >

- FOOD & BEVERAGE OPPORTUNITY
- ADDITIONAL USES WOULD BE CONSIDERED
- OCCUPYING A TRADING POSITION WITHIN BOURNEMOUTH CENTRE
- EXTERNAL SEATING AREA
- EXTREMELY WELL PRESENTED THROUGHOUT
- FITTED EXTRACTION SYSTEM
- AVAILABLE VIA A NEW LEASE
- SIX MONTHS RENT FREE AVAILABLE (SUBJECT TO TERMS)

**PASSING RENT: £19,950** PER ANNUM EXCL.





The premises occupies a prominent trading position on Yelverton Road, approximately 75 yards from Old Christchurch Road which lies in the heart of Bournemouth's core shopping district which is quickly becoming a thriving area for hospitality businesses. Major retailers trading in the vicinity include **CAFFE NERO, CARD FACTORY, GREGGS, HOLLAND & BARRETT and ERNEST JONES.**



The premises benefits from a good sized open plan sales/seating area with kitchen/preparation area located to the rear. Accessed via the seating area are male and female WCs with wash hand basins.

The kitchen is fully equipped and will be available with the premises upon lease completion. Details of the equipment are available via an inventory from the Agent.

Additional uses such as retail or office use would be considered.

Net Internal Area      1,258 sq ft // 116.87 sq m

2 x WC's with wash hand basins.  
External seating available.







REF:  
s200292

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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 **£19,950 per annum**, exclusive of all other outgoings.

## Rent Incentive

Six months rent free available (subject to terms).

## Rateable Value

Rateable Value: **£22,500**

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2023)

## EPC Rating

C - 70

## 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.

## Legal Costs

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

## Viewing

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



**Edd Watts**  
edd.watts@goadsby.com  
07968 299408

**Jake Walker**  
jake.walker@goadsby.com  
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](#).

### 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.

[goadsby.com](https://www.goadsby.com)