



Location

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.**



















HOLLAND & BARRETT

Description

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.

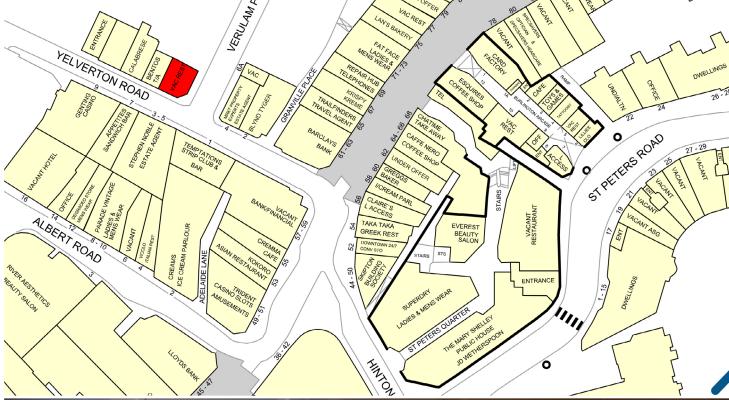
The kitchen is fully equipped and will be available with the premises upon lease completion. Details of the equipment are available via an inventory from the Agent.

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

Accommodation

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

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









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 1st 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.

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