

# TO LET

## ATTRACTIVE RETAIL PREMISES

782 SQ FT // 72.67 SQ M

100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)



RETAIL

goadsby

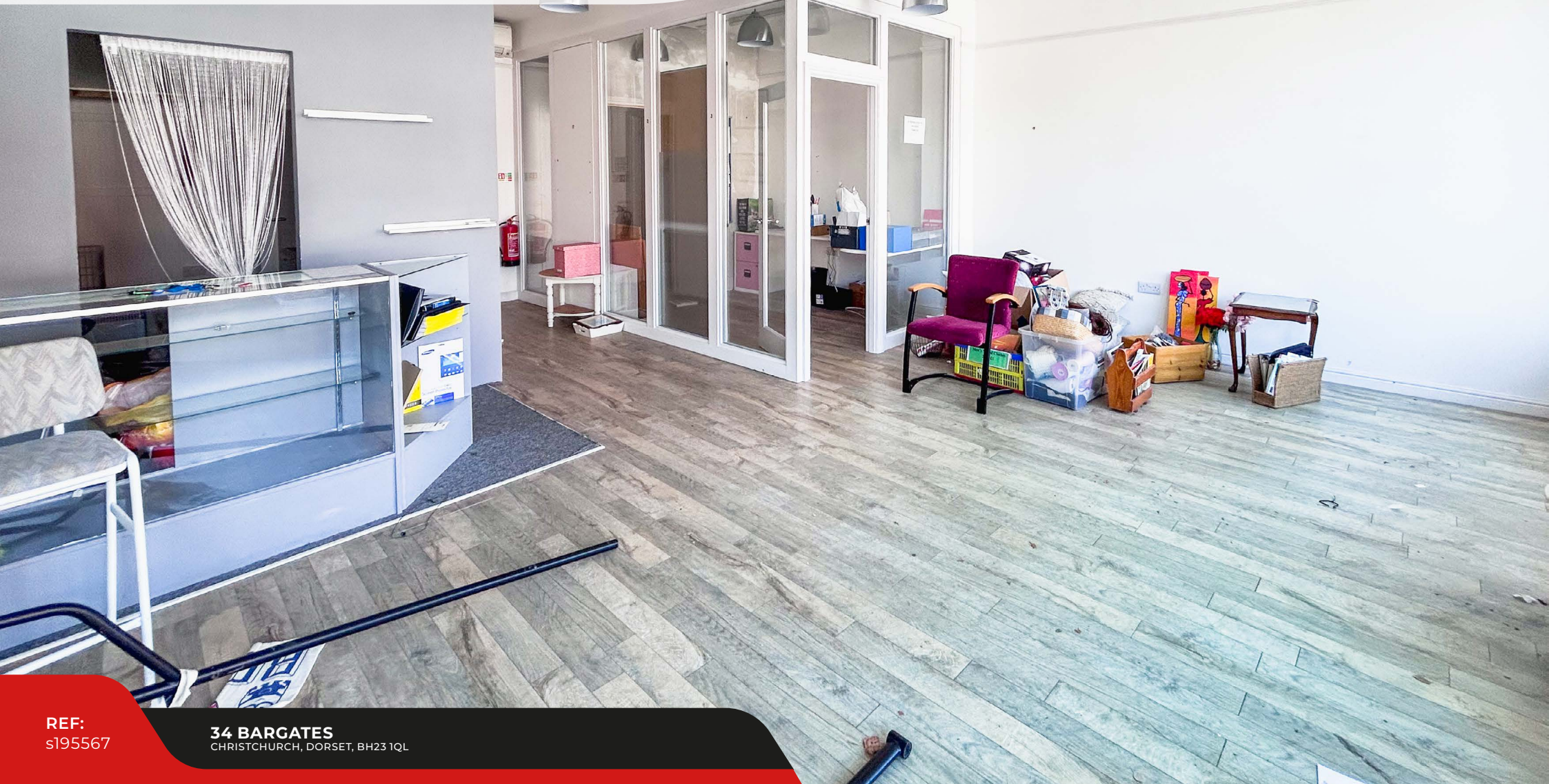
**34 BARGATES**  
CHRISTCHURCH, DORSET, BH23 1QL



## SUMMARY >

- LOCATED ON BUSY THOROUGHFARE
- LIMITED WAIT ROADSIDE PARKING TO THE FRONT
- FORECOURT DISPLAY
- A VARIETY OF USES CONSIDERED WITHIN USE CLASS E

QUOTING RENT: £11,750 PER ANNUM EXCL.



REF:  
s195567

**34 BARGATES**  
CHRISTCHURCH, DORSET, BH23 1QL



## Location

The premises occupies a good trading position in Bargates which is characterised by a large variety of retail outlets/professional firms and catering businesses. Christchurch High Street is within a short distance where various retailers are represented along with branches of principal high street banks and building societies. Bargates carries a considerable volume of traffic being one of the principal routes to Christchurch Town Centre.



## Description

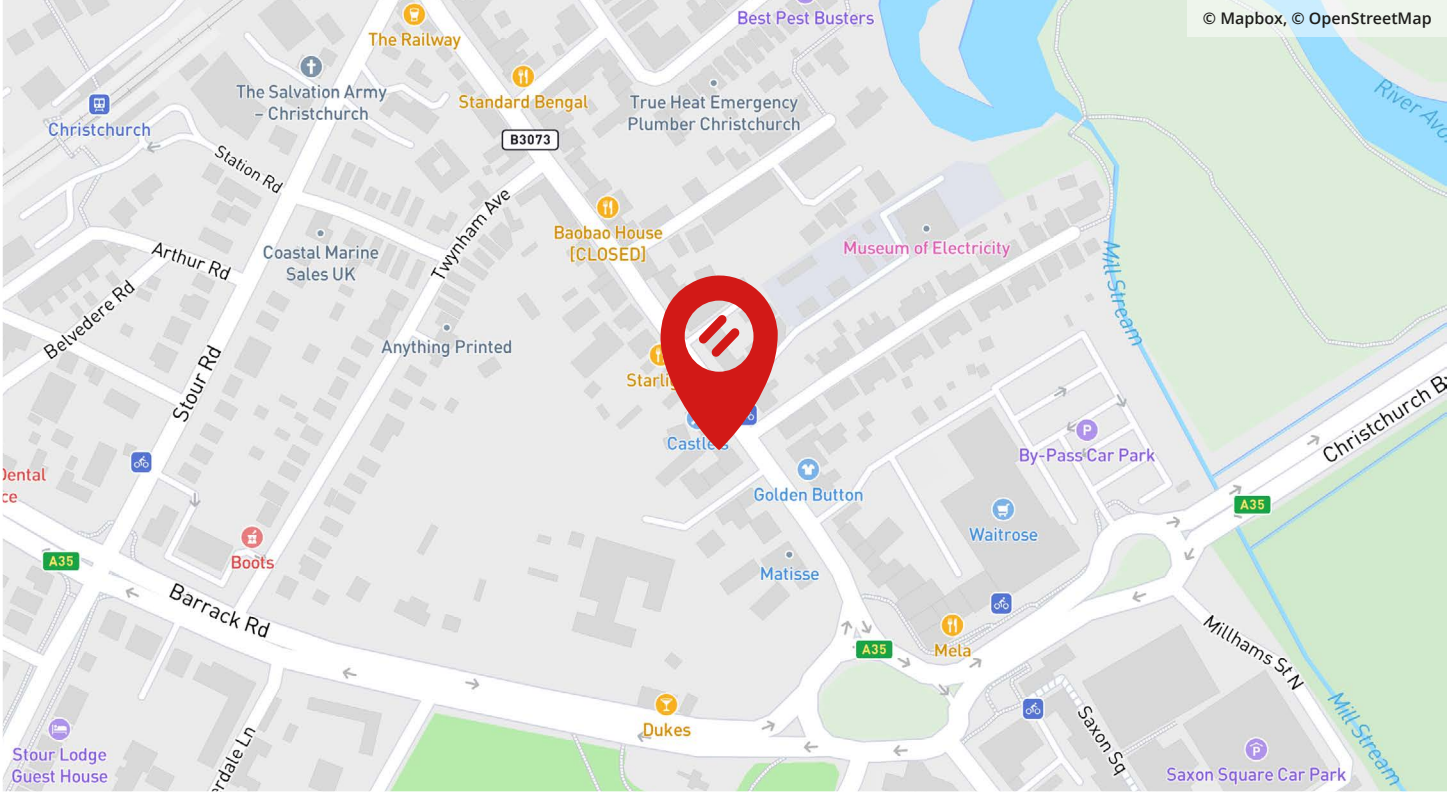
- Well presented retail premises
- Good sized sales area
- Double fronted shop display
- Rear ancillary area with W/C & Kitchenette

## Accommodation

	sq m	sq ft
Net sales area	58.79	633
Ancillary storage	13.88	149
Internal width	6.96m	22'8"
Shop depth	8.9m	29'2"

## 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 **£11,750 per annum**, exclusive of all other outgoings.







## Rateable Value

**£12,250 (from 1.4.23)**

Small business rates relief is available on properties with a rateable value of £15,000 or less (subject to conditions). Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2025)

## EPC Rating

C - 57

## 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.

## Viewing

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



**Jake Walker**  
jake.walker@goadsby.com  
01202 550128 // 07834 060918

**Edd Watts**  
edd.watts@goadsby.com  
01202 550165 // 07968 299408



## 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.

### REFERENCES

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.

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