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SHOPPING,
REINVENTED

RETAIL UNIT TO LET
WITHIN POPULAR
SHOPPING CENTRE
LOCATED ON
COMMERCIAL ROAD,
BOURNEMOUTH'S PRIME
RETAIL PITCH

1,996 SQ FT // 185 SQ M

UNIT 7 THE AVENUE CENTRE
COMMERCIAL ROAD, BOURNEMOUTH
DORSET, BH2 5RP

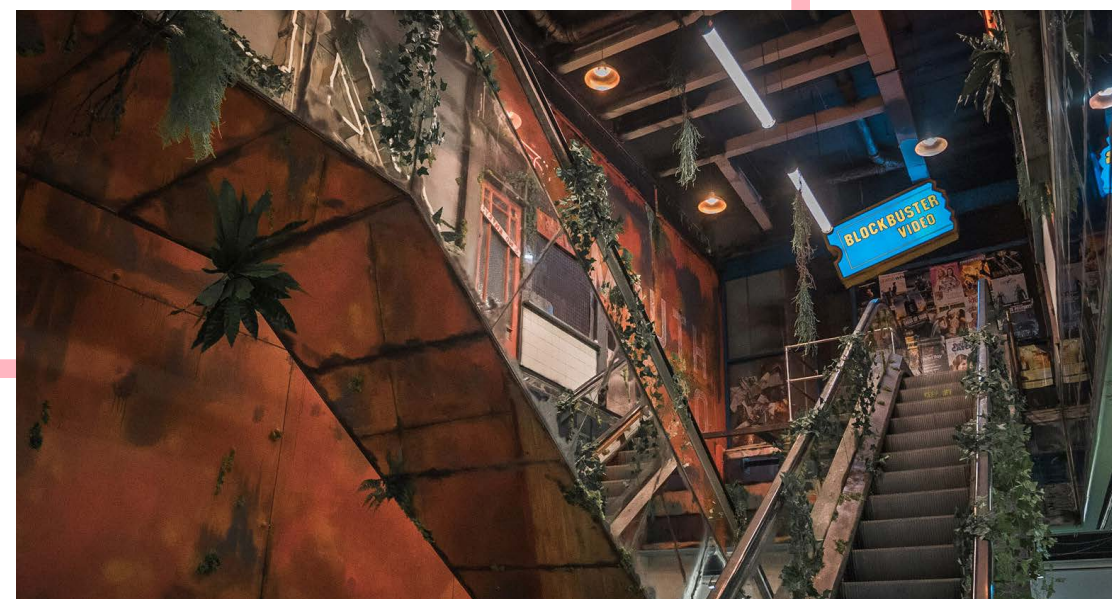
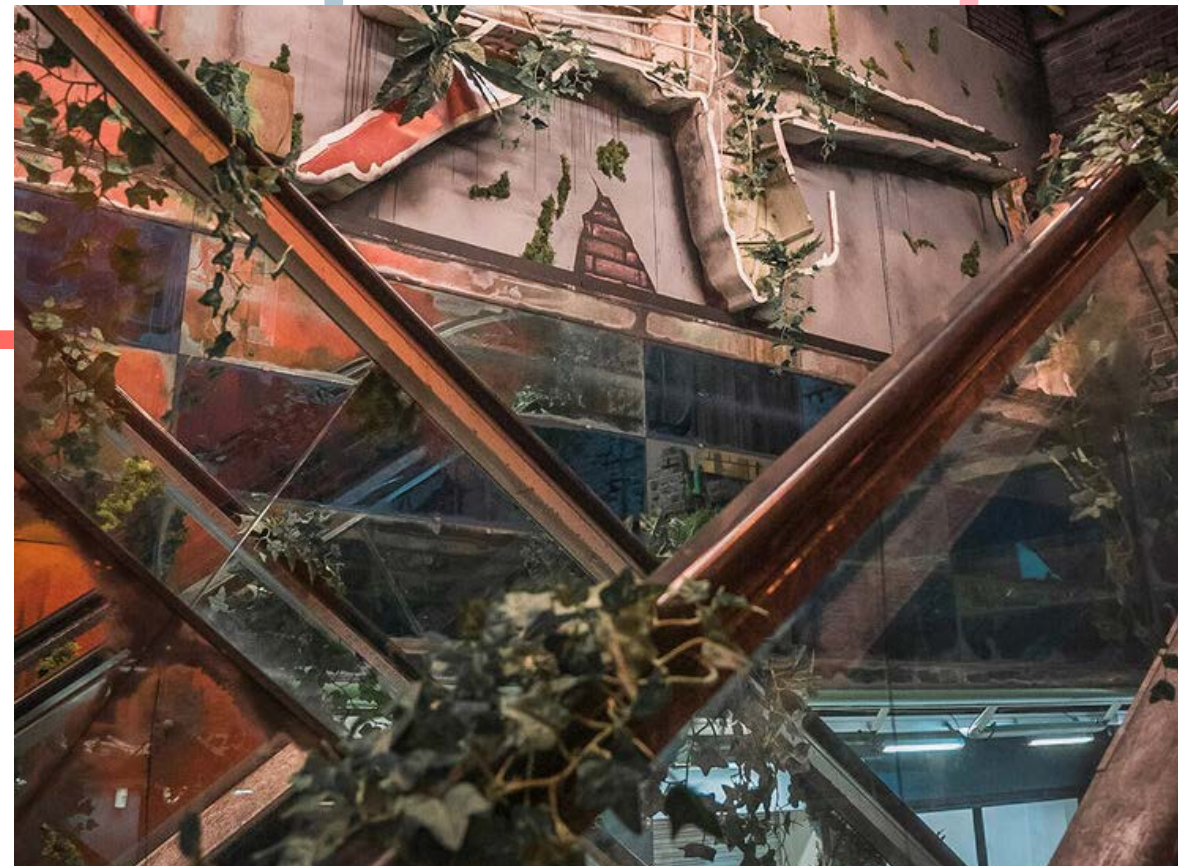




A NEW HOME FOR YOUR BRAND

- Prime Bournemouth town centre location
- Flexible lease terms available
- Shop frontage/access from both Avenue Road and The Mall
- Nearby occupiers include Primark, River Island & Zara
- Approximately 250m from BH2 Leisure Scheme

Rent:
£20,000 per annum



Photos show inside The Avenue Centre and neighbouring Commercial Road properties.

SAY HELLO TO YOUR NEW NEIGHBOURS



PRIMARK®

RIVER ISLAND

ZARA

SPORTS DIRECT.com





THE PROPERTY

The property comprises a main open plan ground floor sales area with an internal staircase leading to a lower ground floor which provides further sales/ancillary storage. The lower ground floor has direct frontage to Avenue Road and also provides a single WC with wash hand basin. The unit is well presented throughout with a suspended ceiling and heating/air conditioning system.

FLOOR AREAS

Floor	sq m	sq ft
Ground Floor Sales	114	1,227
Lower Ground Floor	71	769
Single WC with wash hand basin	-	-
Total	185	1,996



THE RENT

£20,000 per annum inclusive of service charge and insurance premium but exclusive of business rates and other outgoings.

RATEABLE VALUE

£18,000 (from 1.4.26) Rates payable at 38.2p in the £



IMPORTANT

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](#).

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.

EPC RATING

C - 67

TAKE A LOOK

Viewings are strictly by prior appointment through the agents, through whom all negotiations must be conducted.



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