

TO LET

TOWN CENTRE RETAIL PREMISES

1,173 SQ FT // 108.97 SQ M



RETAIL

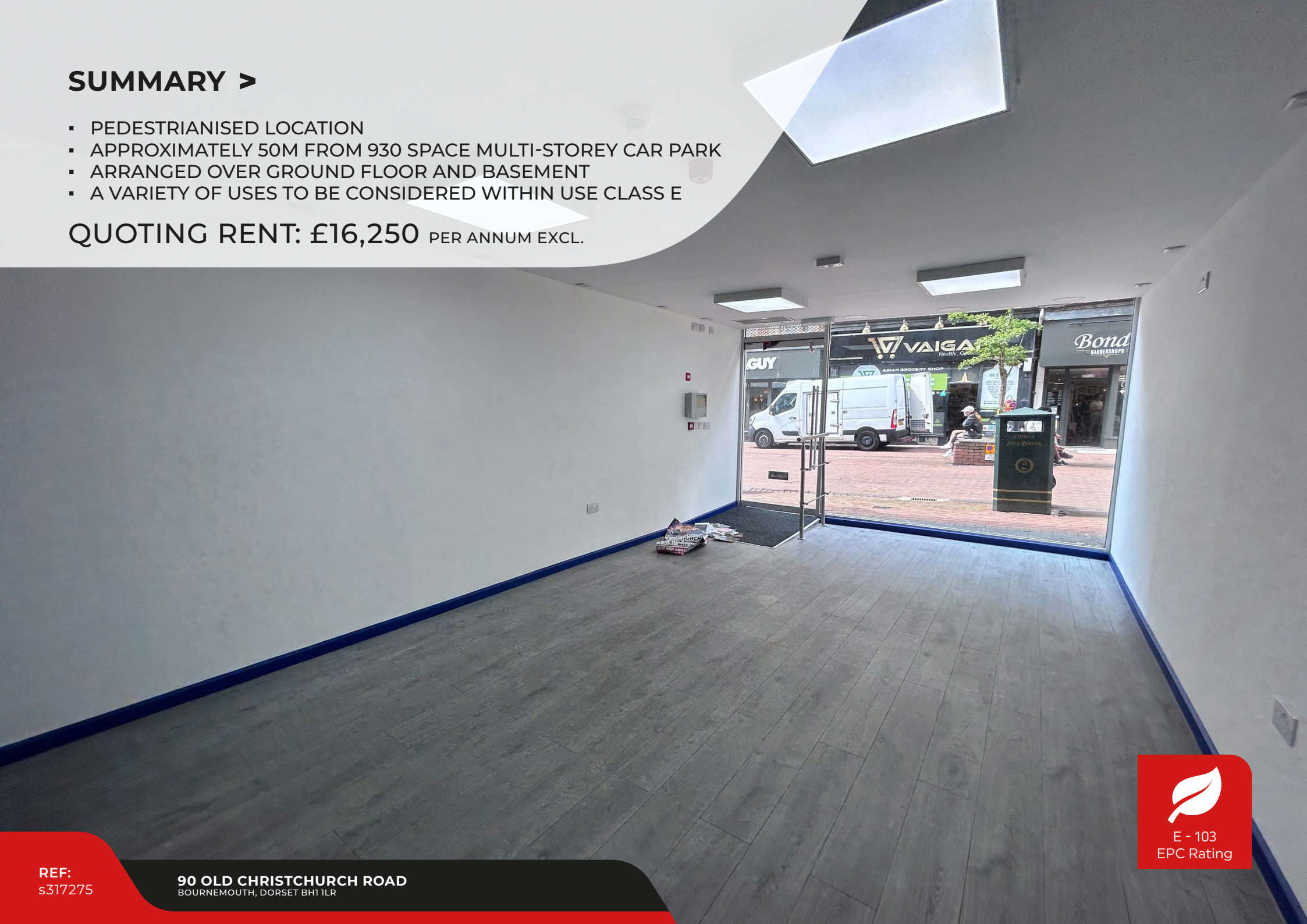
goadsby

90 OLD CHRISTCHURCH ROAD
BOURNEMOUTH, DORSET BH1 1LR

SUMMARY >

- PEDESTRIANISED LOCATION
- APPROXIMATELY 50M FROM 930 SPACE MULTI-STOREY CAR PARK
- ARRANGED OVER GROUND FLOOR AND BASEMENT
- A VARIETY OF USES TO BE CONSIDERED WITHIN USE CLASS E

QUOTING RENT: £16,250 PER ANNUM EXCL.



REF:
s317275

90 OLD CHRISTCHURCH ROAD
BOURNEMOUTH, DORSET BH1 1LR



Location

- The premises occupy a pedestrianised trading position within Old Christchurch Road in the heart of Bournemouth town centre
- Major multiple retailers trading in the vicinity include Toni & Guy, Caffè Nero, Card Factory, Claires Accessories and JD Gyms

**CAFFÈ
NERO**

GREGGS



TONI & GUY
HAIRDRESSING

Description

- This retail premises benefits from a main sales area with a further sales/seating area located to the rear
- An internal staircase leads to a basement area providing further ancillary storage
- A single WC with wash hand basin is to be installed within the basement
- A variety of uses to be considered within Use Class E

Accommodation

	sq m	sq ft
Ground Floor Sales Area	70.79	762
Basement	38.18	411

Total area approx. 108.97 1,173



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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 **£16,250 per annum**, exclusive of all other outgoings.

Rateable Value

£19,750 (From 1st April 2023)

Rates payable at 49.9p in the £ (year commencing 1st April 2025)

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.



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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 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.

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