

SUMMARY

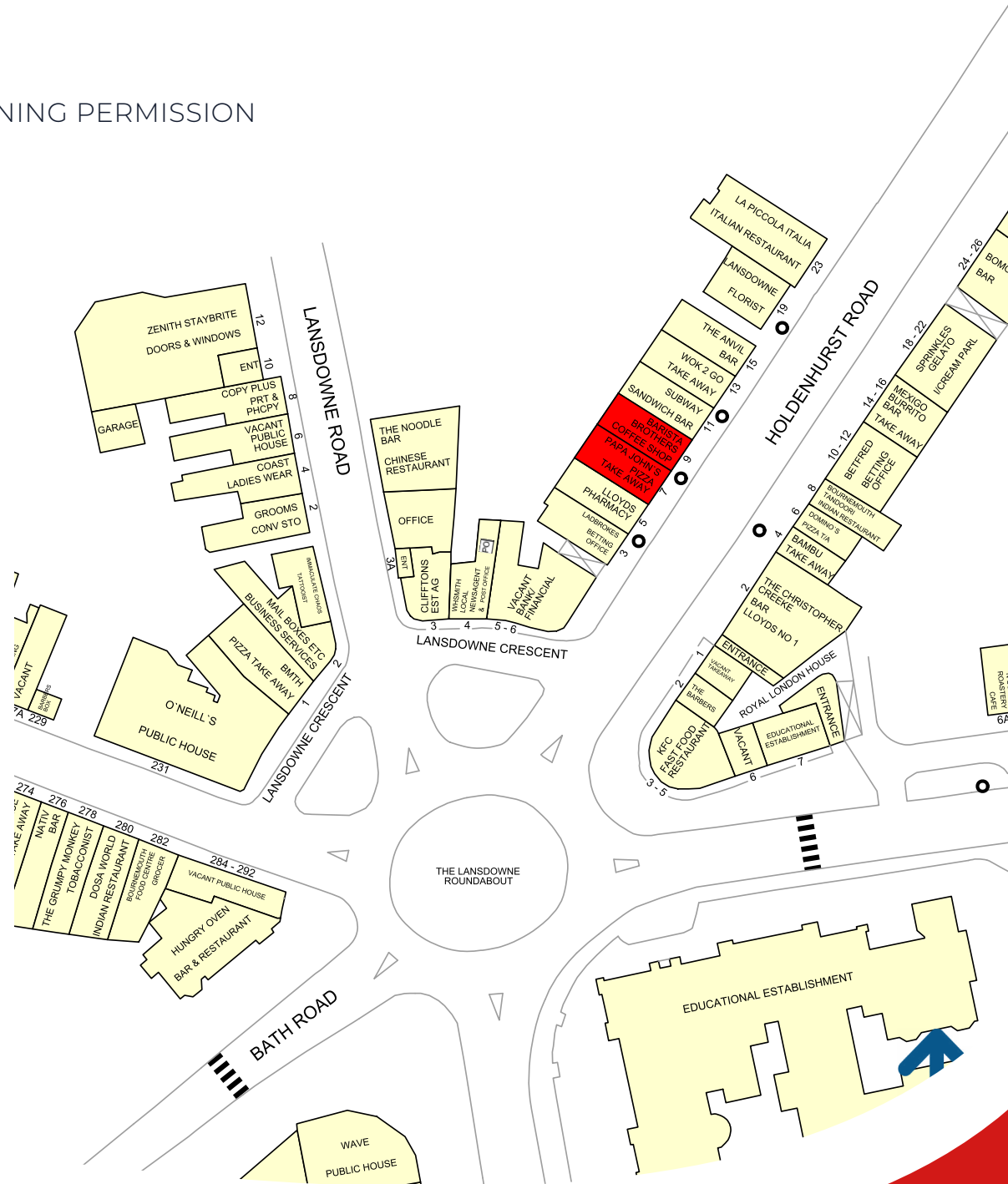
- SELF-CONTAINED
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION
- NUMEROUS MULTIPLE RETAILERS IN THE VICINITY

LOCATION

The premises are located on Holdenhurst Road close to its junction with Lansdowne Roundabout. Holdenhurst Road is one of the main thoroughfares into Bournemouth Town Centre, and forms part of the prime business district. Other occupiers in the vicinity include **LLOYDS PHARMACY, TESCO, STARBUCKS, MEXIGO, SUBWAY, CORAL** and **KFC**. Road communications to the Wessex Way are good, providing a continuous dual carriageway linked to the A31 and M27 beyond. Bournemouth's mainline railway station is within ½ mile, permitting London to be reached in approximately 1 hour 50 mins on the inner city service.

The Lansdowne area has seen a huge change in recent years with new university facilities and student accommodation being constructed. There is also a new hotel/office student scheme being consented in the area along with further developments in the pipeline.

LANSDOWNE OCCUPIERS



BASEMENT, 7-9 HOLDENHURST ROAD
BOURNEMOUTH, DORSET, BH8 8EH

■ Description

The basement is predominantly open plan with a separate office/meeting room which can also be used for additional storage. The premises benefits from the following specification:-

- Carpets
- Toilets
- Spot lighting
- Telephone/internet points
- Storage area

Approached via an entrance from Holdenhurst Road.

■ Summary of Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

	sq m	sq ft
Room 1	26.07	81
Storage 2/Kitchen	24.98	269
Room 3	95.48	1,027
Ancillary storage	9.96	107
Net internal area approx	161.43	1,737
Male and female toilets	-	-

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.

■ 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 **£12,500 per annum**, exclusive of all other outgoings.

■ Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: £6,500
Rates payable at 48p in the £ (year commencing 1st April 2018)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

■ EPC Rating

G - 260

■ 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, through whom all negotiations must be conducted.



■ Important

REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.



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