

TO LET

LARGE RETAIL OPPORTUNITY IN SOUGHT-AFTER LOCATION

2,260 SQ FT // 210 SQ M



7 PORTMAN TERRACE, SOUTHBOURNE, BOURNEMOUTH, DORSET, BH5 2HP

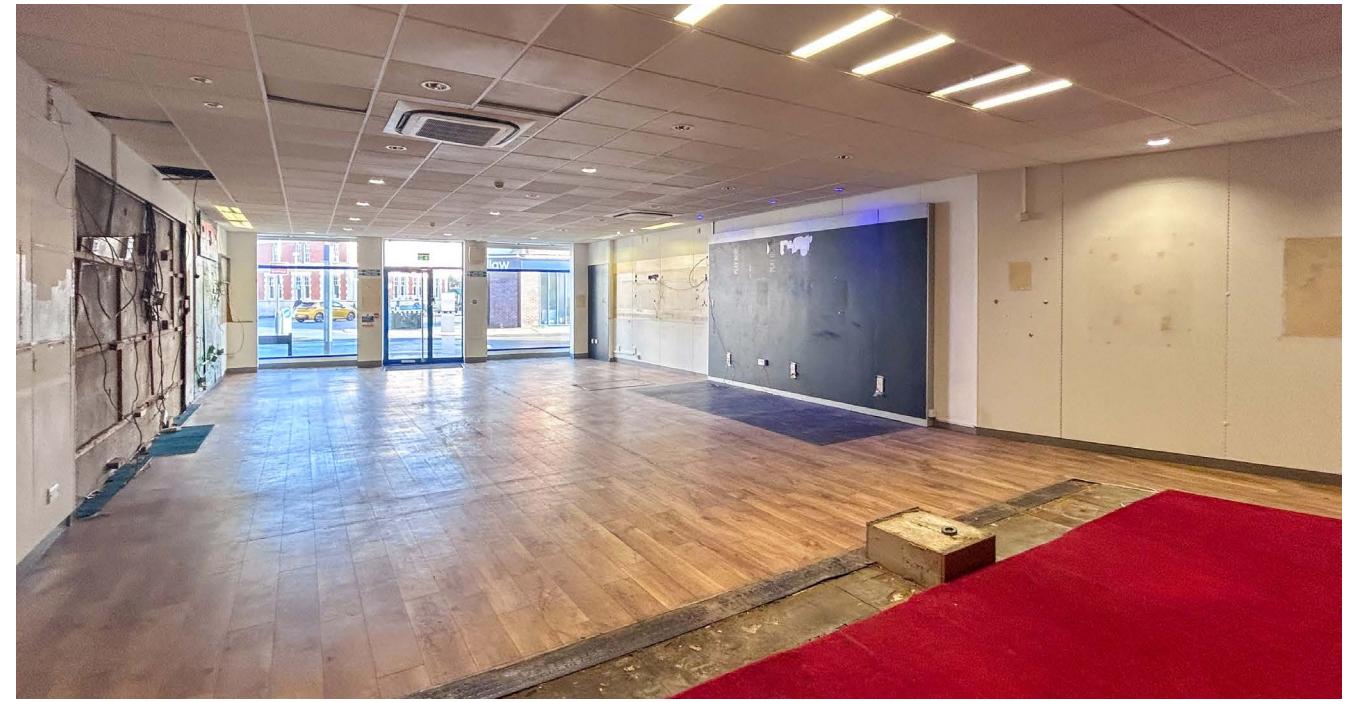
## S U M M A R Y

- » SOUGHT-AFTER BOURNEMOUTH SUBURB
- » ARRANGED OVER THE GROUND FLOOR & BASEMENT
- » A VARIETY OF USES CONSIDERED WITHIN USE CLASS E
- » RESTAURANT/BAR OPPORTUNITY, SUBJECT TO PLANNING CONSENT
- » TO BE PROVIDED IN A SHELL CONDITION

## R E N T

£38,500

PER ANNUM EXCLUSIVE



## LOCATION

- » Located within the popular suburb of Southbourne
- » Southbourne is located approximately 3 miles east of Bournemouth town centre and 2 miles from the centre of Christchurch
- » The premises occupies a trading position between Southbourne Grove and Pokesdown
- » A wide variety of independent retailers are represented in Southbourne, alongside a number of multiples, including **Tesco Express**, **Boots**, **Coffee #1** and **Loungers**



## SOUTHBOURNE OCCUPIERS



**TESCO**  
*express*

# BREWHOUSE & KITCHEN

Wenzel's Sainsbury's COSTA

## DESCRIPTION

- » Large ground floor sales area
- » Internal access to a basement via a floor hatch
- » To be provided in a shell condition
- » A variety of uses to be considered, including a restaurant/bar, subject to planning consent

## ACCOMMODATION

Ground Floor	210 sq m	2,260 sq ft
Basement	65 sqm	700 sqft
<b>Net Internal Area</b>	<b>275 sqm</b>	<b>2,959 sqft</b>

## TERMS

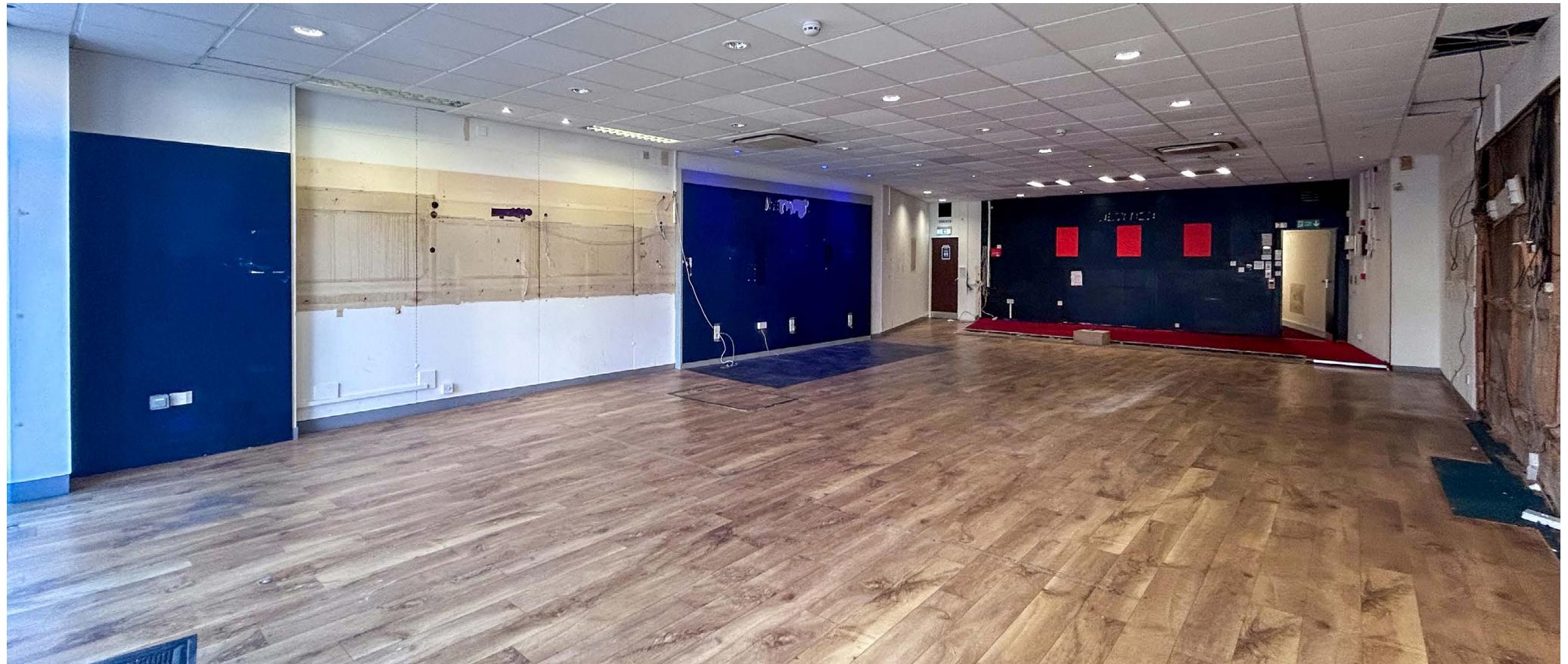
The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£38,500 per annum**, exclusive of all other outgoings.

## EPC RATING

D - 100

## RATEABLE VALUE

£21,000





## 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.

## VIEWINGS



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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/tenant once a sale/letting 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/tenant once terms have been agreed.

### FINANCIALS

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.