



**TO LET**

## 9 High Street, Christchurch, BH23 1AB

### Ground Floor Shop To Let

- 353 sq ft (32.80 sq m)
- Available on a new FRI lease
- Prominent corner unit on a busy section of the High Street
- Potentially suitable for 100% small business rates relief

# 9 High Street, Christchurch, BH23 1AB

## LOCATION

The property is located on a busy section of the High Street at a prominent and visible corner. Nearby retailers include: Marks & Spencer Simply Food, HSBC Bank, Patisseries Mark Bennett, Renoufs Pantry, Greggs and Nationwide Building Society.

The property lies within close proximity to Saxon Square with national retailers such as Boots, The Works, WH Smith, Robert Dyas and Halifax Bank

## DESCRIPTION

The property comprises ground floor shop with a small storage area and WC to the rear.

## ACCOMMODATION

The accommodation comprises the following areas:

| Name         | Sq ft      | Sq m         |
|--------------|------------|--------------|
| Ground       | 329        | 30.57        |
| Ancillary    | 24         | 2.23         |
| <b>Total</b> | <b>353</b> | <b>32.80</b> |

## PLANNING

We understand the property has the benefit of a Planning Consent for uses falling within Class E, within the Town & County Planning (Use Classes) Order 1987 as amended.

## TENURE

The property is available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

## RENT

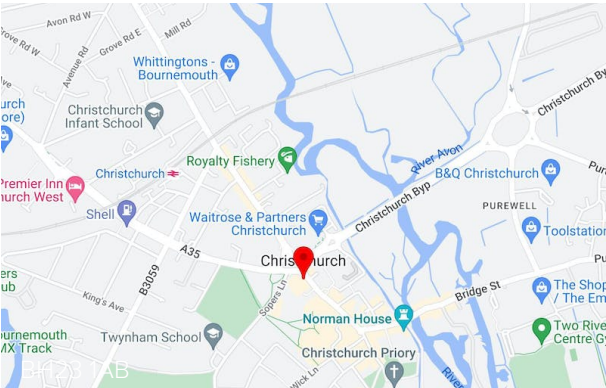
£10,000 per annum exclusive of rates, insurance and VAT.

## RATES

We are verbally informed that the property has a rateable value of £8,300. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Interested parties are therefore encouraged to contact the Local Rating Authority directly.

## EPC

The property has an energy rating of C-58. A copy of the full EPC is available on request



## SUMMARY

|                |                             |
|----------------|-----------------------------|
| Available Size | 353 sq ft                   |
| Rent           | £10,000 per annum exclusive |
| Rateable Value | £8,300                      |
| EPC Rating     | C (58)                      |

## VIEWING & FURTHER INFORMATION

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