

Former Better Gym, St. Pauls Road, Bournemouth, BH8 8DL





## TO LET

# Former Gym in prominent location

### LOCATION

The property is located in central Bournemouth, immediately opposite the train station, within a few hundred meters of Bournemouth University. Bournemouth is a significant commercial and tourist centre, serving a wide catchment area on the South Coast, having a residential population over 519,000 and annual visitor numbers exceeding 11.7 million.

The City is served by excellent transport connections, with the A338 and A348 connecting with the M27 towards London. Additionally, Bournemouth Train Station connects to Southampton Central and Reading Train Station, the latter having a journey time of 1 hour and 20 minutes.

### SITUATION

The property forms part of Bournemouth ASDA Supercentre and is located just off St Pauls Road, directly opposite Bournemouth Train Station. Nearby occupiers including ASDA superstore, Bournemouth University and the Avalon Business Centre.

### DESCRIPTION

The property comprises largely open plan floor space with prominent frontage. The ground floor consists of an entrance/reception area leading to a large open plan gym, with a former weights area located on the first floor. This area could possibly be excluded from the demise if required and incorporated into the ASDA supercentre.

The ground floor also contains male and female w/cs, changing and shower facilities and a large, separate studio space. Recently, the property has traded as Better Gym Bournemouth but is considered suitable for a variety of uses, subject to planning.

### ACCOMMODATION

We understand the gross internal floor areas are as follows: -

Ground Floor	1,187.48 Sq M	12,782 Sq Ft
First Floor	132.85 Sq M	1,430 Sq Ft
<b>Total</b>	<b>1,320.43 Sq M</b>	<b>14,213 Sq Ft</b>

Measured in accordance with RICS Property Measurement Statement (2nd Ed.) incorporating the RICS Code of Measuring Practice (6th Ed.).

### TENURE/RENT

The premises are available to let on the basis of a new lease, terms to be agreed, at a commencing rent of £160,000 pa excluding VAT.

A rental concession package to fit out the space is available, subject to terms.

### EPC

An EPC has been commissioned and will be available shortly. Please enquire with the agent for the precise asset rating.

### RATING ASSESMENT

Rateable Value (April 2023)	£66,500
UBR(23/24)	0.512
Rates Payable (April 2023)	£34,048

We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.





## SERVICE CHARGE

A service charge is levied for the services provided in the centre and in the interest of the wider estate. Details upon request.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

## FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared, Clement Harvey or Nathan Clark at CSquared.

### **Nathan Clark**

07983 460 230

[nathan.clark@csquaredre.co.uk](mailto:nathan.clark@csquaredre.co.uk)

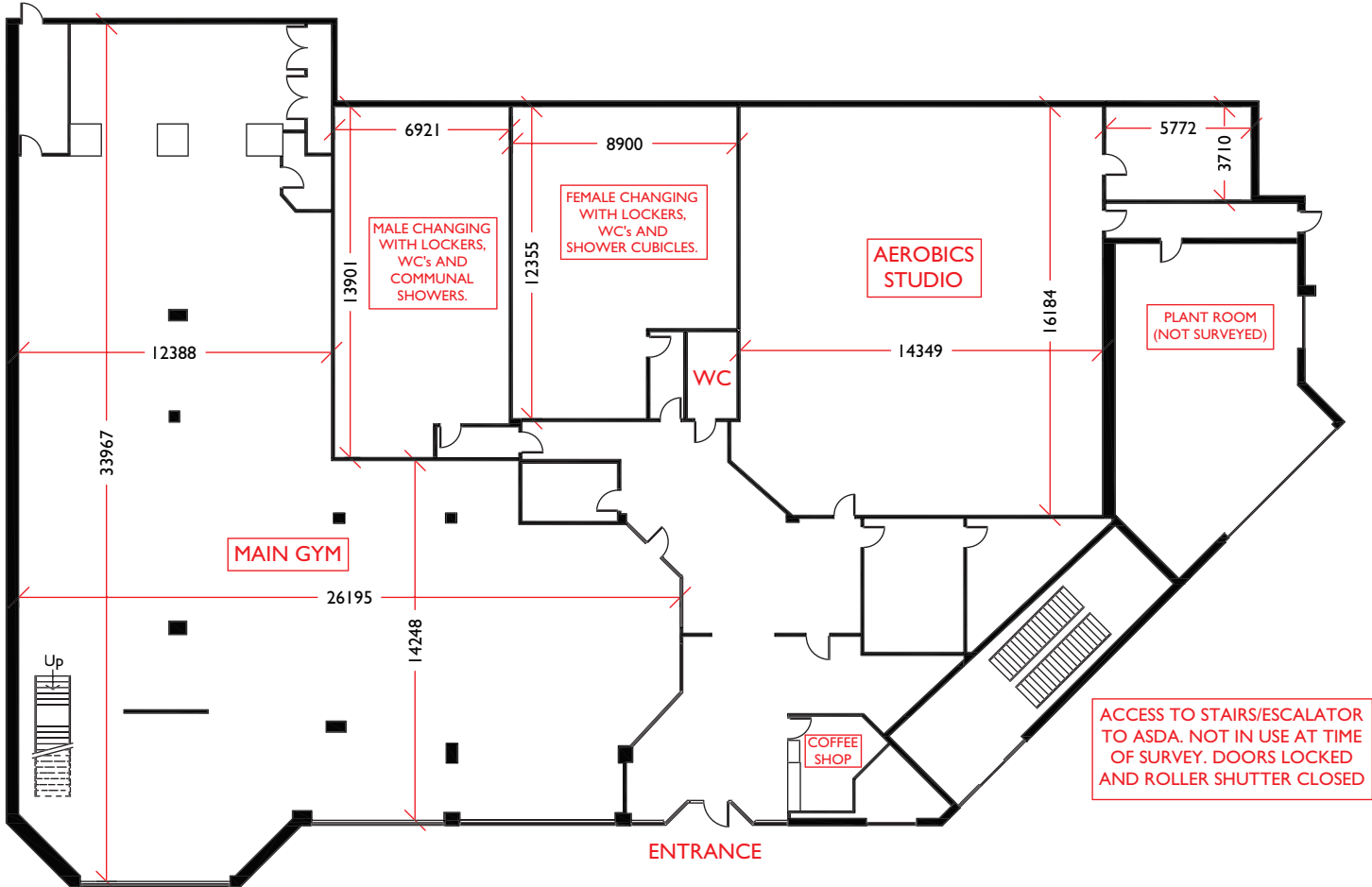
### **Clement Harvey**

07984 920 984

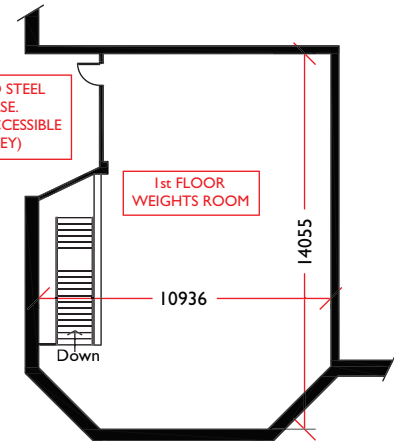
[clement.harvey@csquaredre.co.uk](mailto:clement.harvey@csquaredre.co.uk)

# BOURNEMOUTH BETTER GYM - FLOOR PLANS

NOTES FOR SITE -  
ALL DIMENSIONS ARE TO BE CHECKED ON SITE,  
INCLUDING THOSE DISPLAYED.  
ALL FEATURES, SERVICES AND UTILITY  
LOCATIONS, DOOR POSITIONS AND WIDTHS  
MUST BE CHECKED AND CONFIRMED ON SITE.

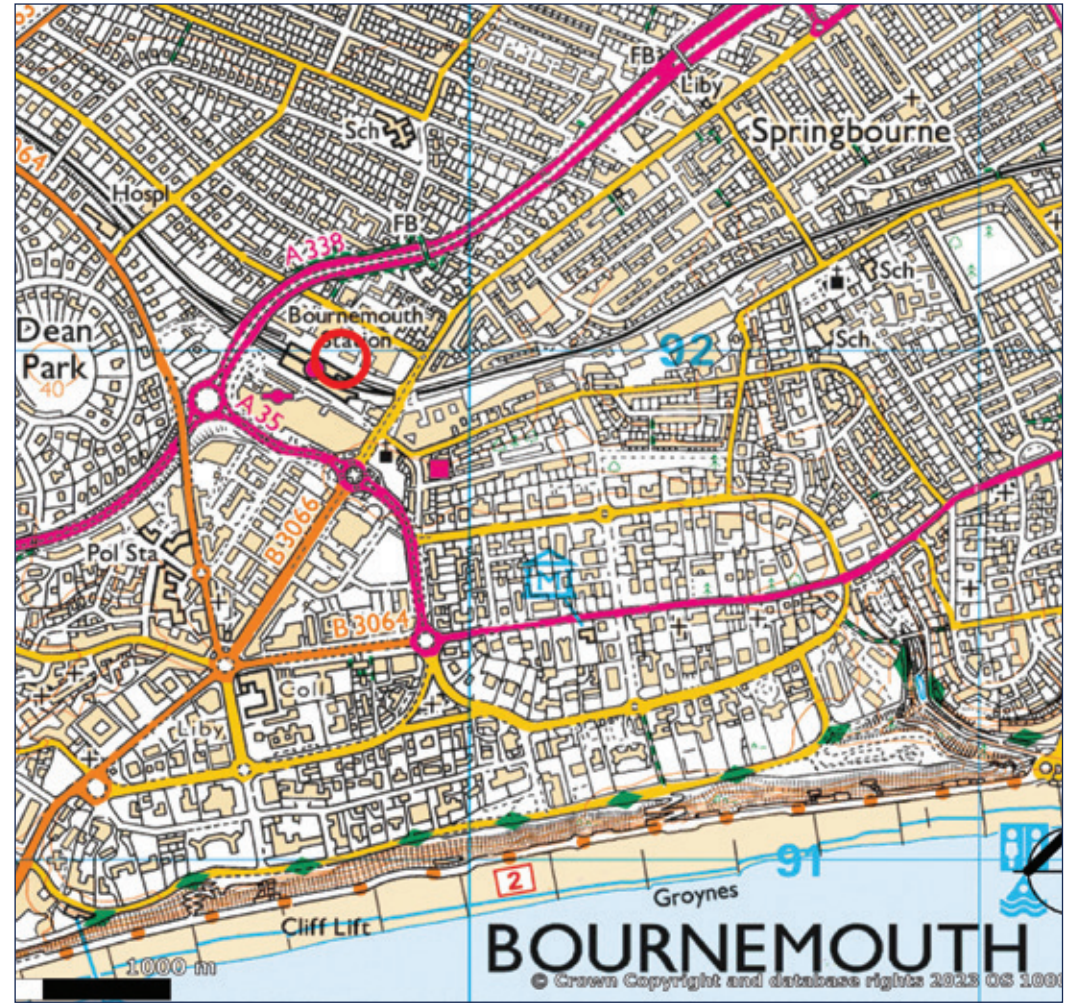


GROUND FLOOR PLAN



FIRST FLOOR PLAN

ACCESS TO STAIRS/ESCALATOR  
TO ASDA. NOT IN USE AT TIME  
OF SURVEY. DOORS LOCKED  
AND ROLLER SHUTTER CLOSED



26 Queen Square  
Bristol, BS1 4ND  
t 0117 973 1474  
e info@csquaredre.co.uk

[www.csquaredre.co.uk](http://www.csquaredre.co.uk)

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