



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**UNIT 2 122 TUCKTON ROAD  
SOUTHBOURNE BOURNEMOUTH BH6 3JX**



## Lock up shop FOR SALE

- High footfall
- Currently let at a rental of £6,0000 p.a.
- 249.30 sq.ft. (23.17 sq.m.)

**Long leasehold  
£75,000**

Arrange a viewing today

**01202 551821**

**bhcommercial@ellis-partners.co.uk**

## SITUATION AND DESCRIPTION

The property is situated in the busy suburb of Tuckton in close proximity to Southbourne. Tuckton Road High Street benefits from a mixture of local and specialised.

The subject premises are situated close to the Co-operative store in a very busy location with on road parking.

The property comprises of a sales area, storage area and separate WC.

## ACCOMMODATION

Shop Depth: 27'01" (8.266 m)  
Shop Width: 9'2" (2.8 m)  
Total area: 249.30 sq.ft. (23.17 sq.m.)  
Rear storage area: 11'5" x 8'8" (3.50m x 2.66m)  
100.31 sq.ft. (9.31 sq.m.)

## RATEABLE VALUE - £3,050

From 1<sup>st</sup> April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

## PRICE

£75,000 for the long leasehold.

## TENURE

The premises are currently let by way of a five year lease from 4th December 2020 at a rental of £6000 per annum with a break clause at the third anniversary.

## PLANNING

A1 Retail

We are advised that the premises have A1 retail use but we advise all applicants should rely upon their own enquiries.

## LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

## EPC D

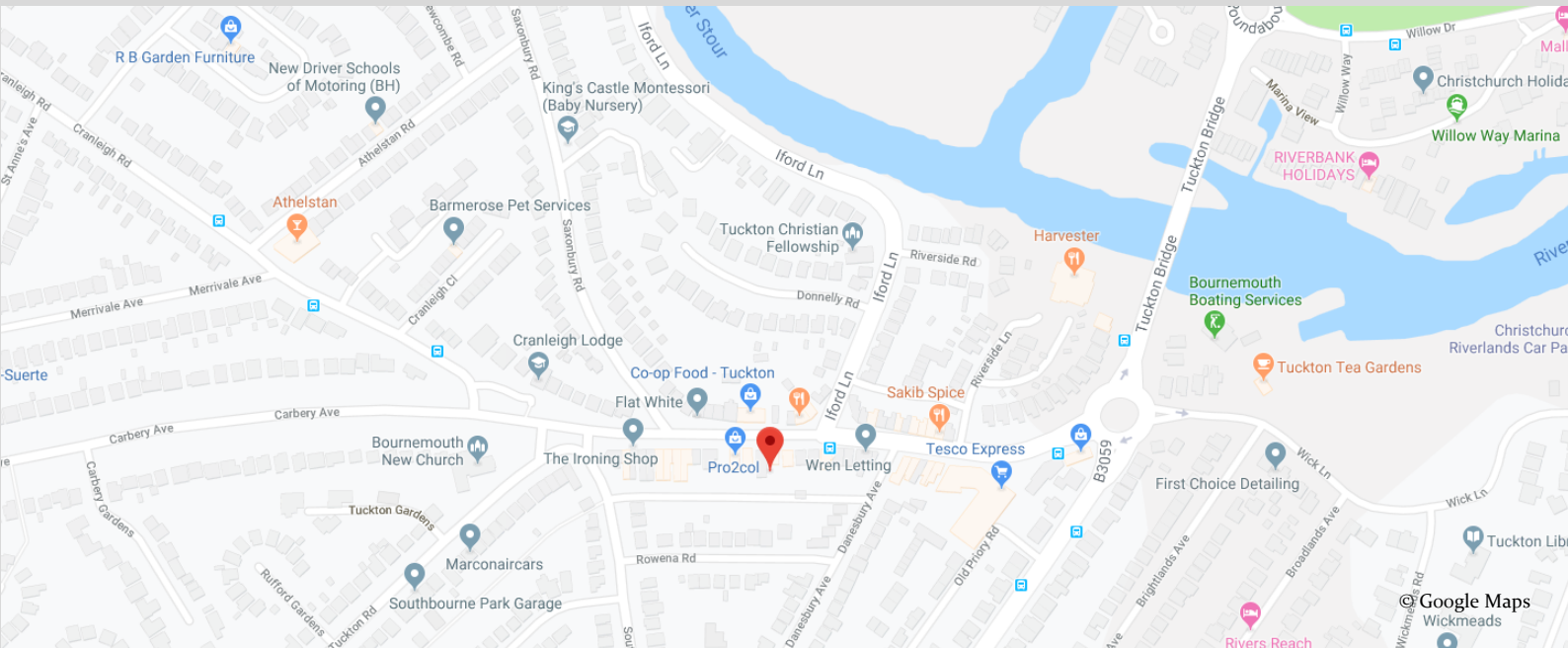


## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.