



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

LOCK UP SHOP - TO LET



- Total floor area: 326.62 sq.ft. (30.35 sq.m.)
- Class E
- New lease

Rental
£8,000 p.a.

791 Christchurch Road, Bournemouth, Dorset, BH7 6AW

SITUATION AND DESCRIPTION

The property is situated in an established secondary trading area fronting the busy A35 Christchurch Road. The property is located within a parade close to the Parkwood Road junction.

Occupiers in the immediate vicinity are nearly all local and specialist traders.

PLANNING

Long established Class A1 retail use

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

TENURE

Available on a new lease with terms to be negotiated at a rental of £8,000 per annum

COSTS

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £550 plus VAT

BUSINESS RATES

Rateable Value : £4,300

From 1st 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

ACCOMMODATION

Ground floor

Total depth: 33'09" (10.29m)

Total width: 9'08" (2.95m)

Total Floor area: 326.62 sq.ft. (30.35 sq.m.)

Separate WC

Basement

12'9" deep x 9'10" wide (3.9m x 2.99m)

LEGAL FEES

Each party will be responsible for their own legal fees.

EPC

Rating C

VIEWINGS

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

Tel: 01202 551 821

Email: bhcommercial@ellis-partners.co.uk

Web: www.ellis-partners.co.uk

**Address: Old Library House 4 Dean Park Crescent
Bournemouth Dorset BH1 1LY**

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 representatives 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.

