



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 833 CHRISTCHURCH ROAD BOSCOMBE BOURNEMOUTH BH7 6AR



### Ground Floor Shop and Store TO LET

- Total Area: 300 sq.ft. (27.85 sq.m.) plus rear store
- New lease
- Class E Planning Use

**Available on a new  
lease at  
£7,500 p.a.**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

The property is located about 2 miles West of Christchurch Town Centre and just over 3 miles East of Bournemouth Town Centre. The shop premises are situated at the lower end of Boscombe close to Pokesdown Hill and are within a parade of shops which are let to independent traders.

The premises consist of a ground floor lock up shop with double glazed shop front. The shop benefits from newly plastered walls and ceiling and a rear store area.

## ACCOMMODATION

Width: 13'01" (4.0 m)  
Depth: 15'05" (4.7 m)  
Total area: 193 sq.ft. (18 sq.m.)

Rear Store: 11'2" x 12'4" (3.422m x 4.069m)  
(9.66 sq.m.)

WC

## RATEABLE VALUE - £3,150

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

## TENURE

Available on a new lease with terms to be negotiated at a rental of £7,500 per annum.

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

## PLANNING

Class E -

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

## EPC RATING—B/42

## LEGAL FEES

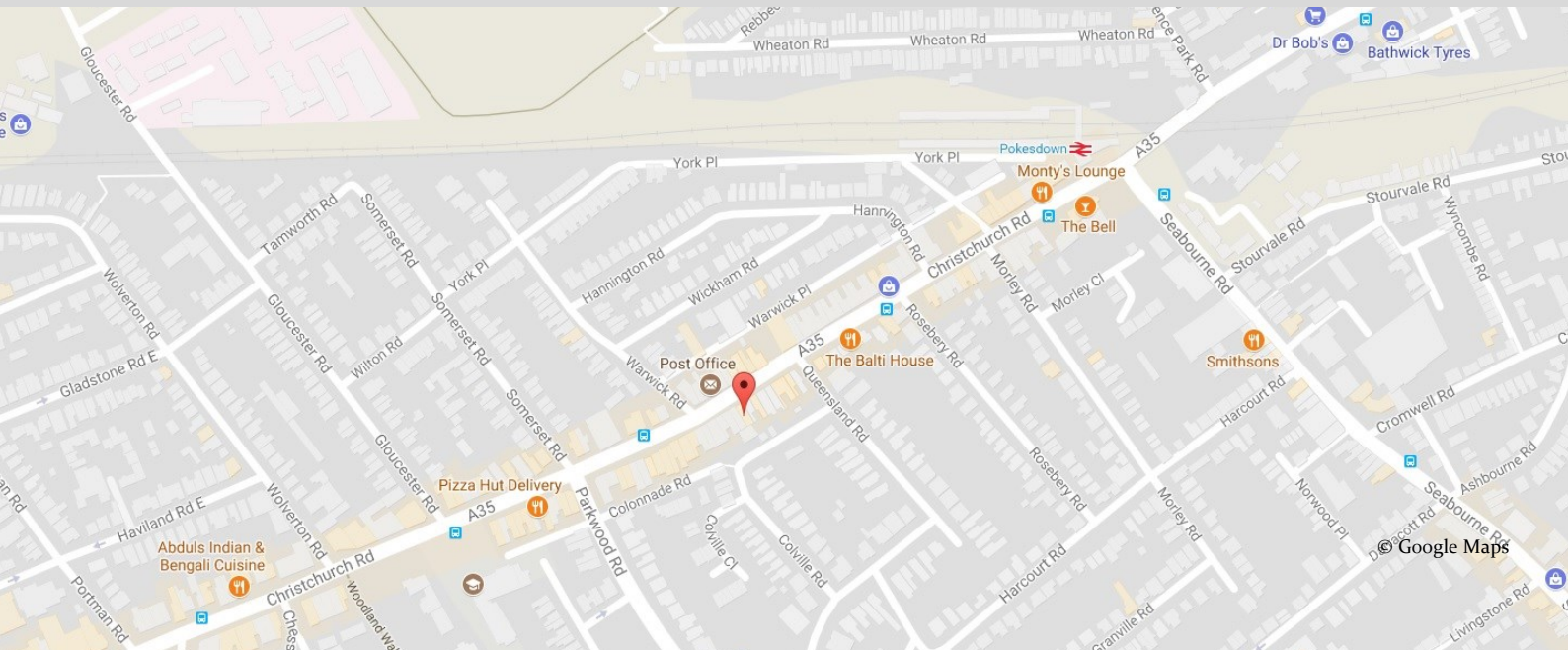
The incoming tenant will be responsible for their own legal fees.

## 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 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.