



ELLIS AND PARTNERS  
INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## PRIME/PRESTIGIOUS RETAIL PROPERTY - TO LET



- Ground and Basement floor retail areas
- Refurbished Arcade
- Adjacencies: Space NK, Waterstones, Essentials

**Rental**  
**£28,500 p.a. plus**  
**VAT**

**The Arcade Unit 2, Bournemouth, Dorset, BH1 2AF**



## SITUATION AND DESCRIPTION

The Arcade is the most prestigious retail location in Bournemouth and has recently been refurbished to a high standard. It leads from the prime section of Old Christchurch Road to the high fashion and luxury goods retail area of Gervis Place and Westover Road. The Arcade provides the principal thoroughfare between Westover Road and Old Christchurch Road and, consequently, benefits from a high footfall.

Other occupiers within The Arcade include Waterstones, Space NK, Charles Fox Jewellers Ltd. Occupiers fronting The Arcade, along Gervis Place and Westover Road include, Côte Brasserie, 7 Bone and Robert Old & Co.

## PLANNING

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

The premises are available on a new lease with terms to be negotiated. Rental offers will be considered in the region of £28,500 per annum (plus VAT) exclusive of service charge, insurance and Business Rates depending on the amount of space required.

## 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 : £47,750

Rates Payable : £23,827.25

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 Sales: 616 sq.ft. (57.24 sq.m.)

Basement: 445 sq.ft. (41.36 sq.m.)

## LEGAL FEES

Each Party will be responsible for their own legal fees.

## EPC

Rating E

## VIEWINGS

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

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## 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.

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