



ELLIS AND PARTNERS  
INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## SHOP UNIT - TO LET



- Ground floor gross internal area: 299.23 sq.ft. (27.8 sq.m.)
- Basement gross internal area: 1020.41 sq.ft. (94.8 sq.m.)
- Ideal for Gym/Leisure/Salon use

**Rental**  
**£16,000 p.a.**

**Unit 1, 646-648 Christchurch Road, Bournemouth, Dorset, BH1 4BP**

## SITUATION AND DESCRIPTION

The property is located on the edge of the pedestrianised zone section visible from the junction of Christchurch Road close to the J Sainsbury supermarket and several of the leading banks and next to the popular Boscanova Café. .

The property comprises a ground floor lock up shop with WC and kitchenette at the rear.

## PLANNING

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

## TENURE

Available with terms to be negotiated at a rental of £16,000 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

To be assessed once reconstruction completed

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 Gross internal area:

299.23 sq.ft. (27.8 sq.m.)

Basement Gross internal area:

1020.41 sq.ft. (94.8 sq.m.)

## LEGAL FEES

Each party will be responsible for their own legal fees.

## EPC

Under construction - To be assessed when completed

## VIEWINGS

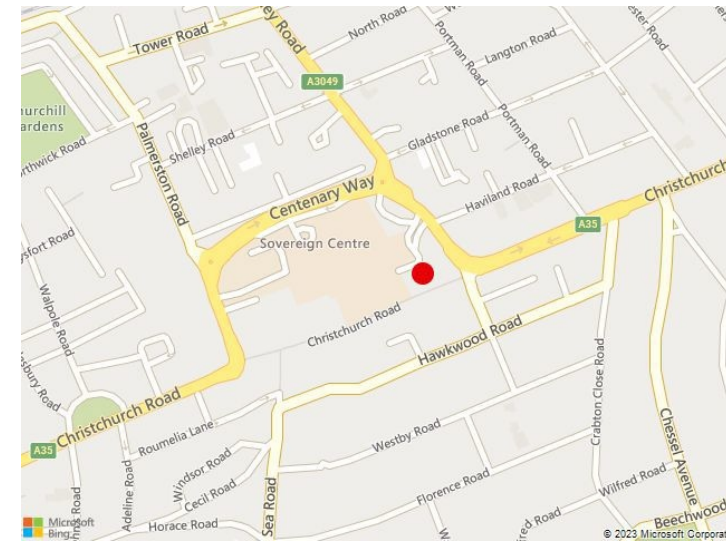
By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

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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.