



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## LOCK UP SHOP UNIT - TO LET



- Shop and Basement
- New lease
- Total floor area: 420.54 sq.ft. (39.70 sq.m.)

**Rental**  
**£9,750 p.a.**

**467 Christchurch Road, Bournemouth, Dorset, BH1 4AD**

## SITUATION AND DESCRIPTION

The premises are located in the busy suburb of Boscombe with its many independent retailers as well as Sainsburys supermarket and national banks. There is very easy access to Bournemouth town centre.

The subject premises consist of a single lock up shop with basement and separate WC.

## PLANNING

Long established Class A1 retail use

From September 2020 this property falls within Class E Commercial Businesses and Services, which include A1, A2, A3, B1, Indoor sports and Medical use, crèche/day nursery

## TENURE

Available on a new lease with terms to be negotiated at a rental of £9,750 per annum

## COSTS

Ellis and Partners can prepare a new tenancy agreement for a term of up to six years at a cost of £550 plus VAT to the incoming tenant

## BUSINESS RATES

Rateable Value : £8,200

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

Shop width: 37'05" (11.425m)

Shop depth: 31'02" (9.508m)

Total Sales area: 420.54 sq.m. (39.70 sq.m.)

Separate WC

Basement: 12'11" x 38'03" (3.957 x 11.672 m)

497.09 sq.m. (46.182 sq.m.)

## LEGAL FEES

Each party will be responsible for their own legal fees.

## EPC

Rating D

## VIEWINGS

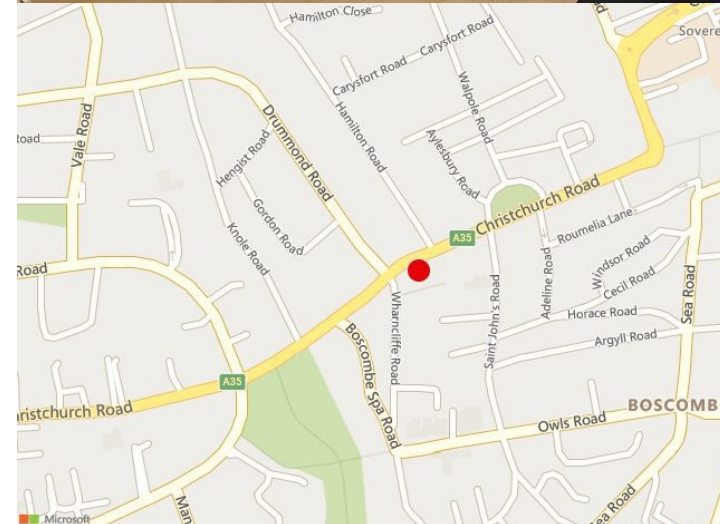
By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

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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.