



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**71c HIGH STREET, THE ARCADE
CHRISTCHURCH, DORSET, BH23 1AS**



Lock up Shop/Office TO LET

- Premises are currently under going refurbishment works
- Total sales area: 356 sq.ft. (33 sq.m.) plus ancillary G/F stores and mezzanine office / stores

Arrange a viewing today

01202 551821

**Available on a new
lease at
£8,500 p.a. (plus VAT)**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The Arcade is located at the end of the High Street where Church Street Castle Street and High street are meet. The Arcade links High Street with Wick Lane. Loungers Arcado and Pizza Express are located at the top of the Arcade fronting the High Street .

The premises comprise a single fronted lock up shop that is currently under going refurbishment works by the landlord. There is a spiral staircase leading to a first floor mezzanine office / storage area

ACCOMMODATION

Width 14'07" (4.4m)
Depth 24'04" (7.4m)
Sales Area **356 sq.ft. (33 sq.m.) Approx**
Stores 8'10" x 4'07" (2.7m x 1.4m)
Cloakroom

Spiral Staircase leading to a first floor mezzanine
Mezzanine 114 sq.ft. (10.5 sq.m.) Approx
Premises currently undergoing refurbishment

RATEABLE VALUE - £5,300 (previously £6,100)

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

PLANNING

Ideally suited for a retail shop or office user or any use within Use Class E
no catering uses

EPC RATING - Available on request

TENURE

The premises are available on a new lease for a term up to 5 years at a rental of £8,500 p.a. (plus VAT)

A 3 month rent deposit will be required

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

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



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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.