



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

UNIT 2 141/143 SEABOURNE ROAD SOUTHBOURNE BOURNEMOUTH BH5 2HQ



Lock Up Shop currently trading as Hairdressers TO LET

- Overall floor area of 530 sq.ft. (49 sq.m.) approx.
- Premium required for fixtures, fittings

**Available on a new six
year lease at
£925 pcm**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The property is situated on the busy Seabourne Road in Southbourne which in turn leads to the main shopping area of Southbourne Grove where there are a range of national and local traders.

The double shop unit has extensive glazed frontage both to Seabourne Road and Livingstone Road and has a bright and modern appearance.

ACCOMMODATION

The overall floor area is approximately 530sq.ft. (49.0sq.m.)

Facilities include 2 backwash basins and 6 dressing out positions, plus reception and seating, small kitchenette and cloakroom.

EPC

Rating B-32

RATEABLE VALUE - £7,700

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

TERMS

The premises are available on a new 6 year lease at a rent of £925 per calendar month.

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

PREMIUM

£9,950 payable for all fixtures and fittings.

LEGAL FEES

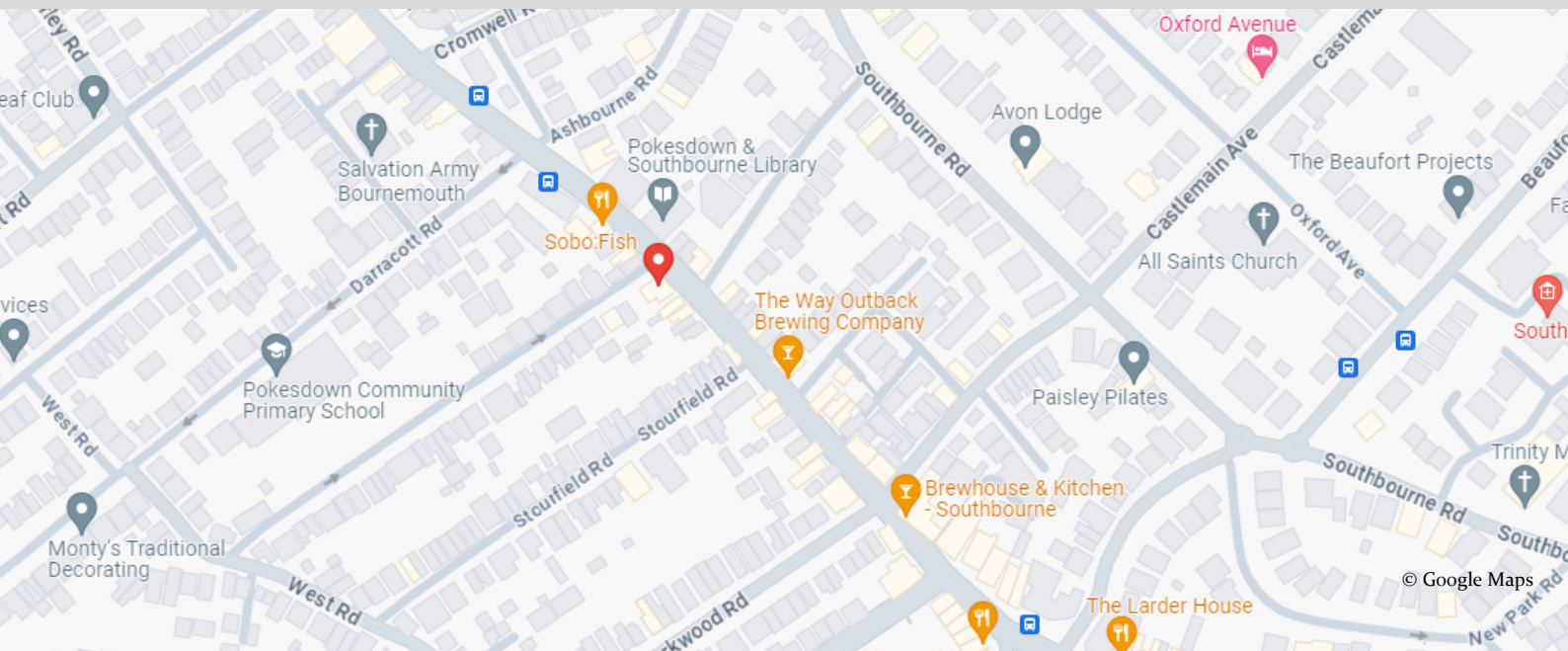
The incoming tenant will be responsible for their own legal fees.

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



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.