



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## UNIT 27B SAXON SQUARE CHRISTCHURCH DORSET BH23 1QB



### Shop unit in Prime Shopping Centre TO LET

- High footfall
- New lease
- 871.87 sq.ft. (81 sq.m.)

Arrange a viewing today

**01202 551821**

**Available on a new  
lease at  
£21,500 p.a.**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## **SITUATION AND DESCRIPTION**

Saxon Square provides the core retail facilities for Christchurch and is complemented by the High Street upon which it fronts.

The relative affluence of the town is underpinned by the Waitrose anchored Saxon Centre to the north side of the A35 Fountain Way and also the Marks & Spencer Simply Food, located opposite the Saxon Square Shopping Centre upon the High Street.

Other occupiers on the High Street include M & Co, Superdrug, Pizza Express, Card Factory along with a range of banks and high end specialist local retailers.

The current premises have recently been fitted out as a café/restaurant with numerous tables and chairs. It benefits from a commercial kitchen with full air extraction for cooking. To the rear is a serving counter/bar.

## **ACCOMMODATION**

Width: 5.55 m (18'02")

Depth: 14.73 m (48'03")

Total floor area: 871.87 sq.ft. (81 sq.m.)

Full catering kitchen.

Disabled WC

## **RATEABLE VALUE** - £19750

From 1<sup>st</sup> 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

## **TENURE**

Available on a new lease with terms to be negotiated at a rental of £21,500 per annum.

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

## **PLANNING**

A1 Retail

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.

## **EPC Rating—D-77**

## **LEGAL FEES**

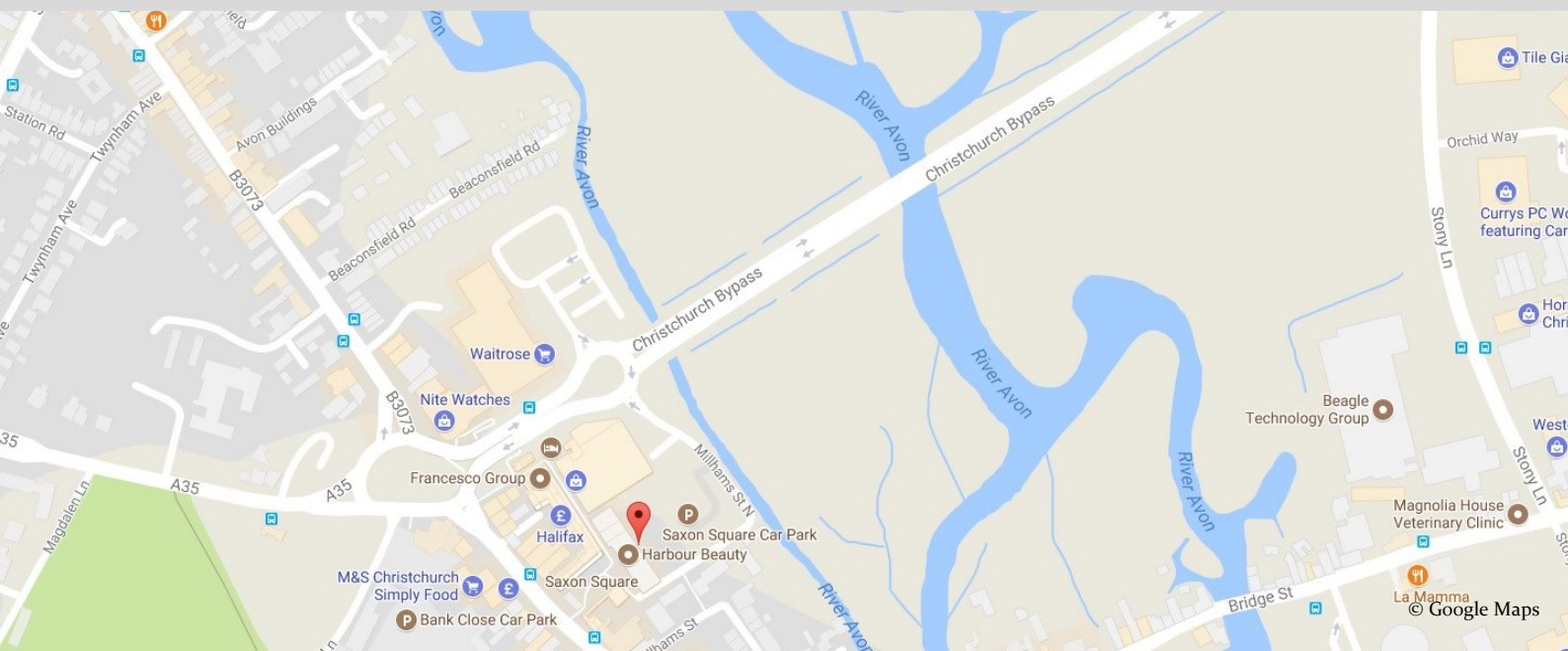
The incoming tenant will be responsible for their own legal fees.

## **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](http://www.ellis-partners.co.uk)**



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.

