



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**19 SEAMOOR ROAD
WESTBOURNE BOURNEMOUTH BH4 9AA**



Retail/Catering Unit TO LET

- New lease
- Overall area: 613 sq.ft. (57 sq.m.) approx.
- Busy location in upmarket suburb

Arrange a viewing today

01202 551821

**Available on a new
lease at
£22,000 p.a.**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The premises are located on Seamoor Road in the very popular area of Westbourne with its many independent and national retailers, including Marks & Spencer, Boots, Iceland etc. There is easy access to both Poole and Bournemouth town centres.

The single fronted ground floor premises is currently trading as a small specialist bar..

ACCOMMODATION

Ground floor

Gross Frontage :	17'0"	(5.20m)
Internal width :	11'0"	(3.24m)
Widening to:	15'6"	(4.73m)
Overall depth :	51'6"	(15.7m)
Overall area :	613 sq.ft.	(57 sq.m.)

Rear Garden/Courtyard

Suitable for external seating etc.
4.20m x 4.20m 190 sq.ft. (17.64 sq.m.)
Potential for approximately 10 covers

Basement 173 sq.ft. (16.05 sq.m.)

RATEABLE VALUE - £12,500

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

TENURE

Available on a new lease with terms to be negotiated at a rental of £22,000 per annum.

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

PLANNING

Drinking Establishment - sui generis

LEGAL FEES

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

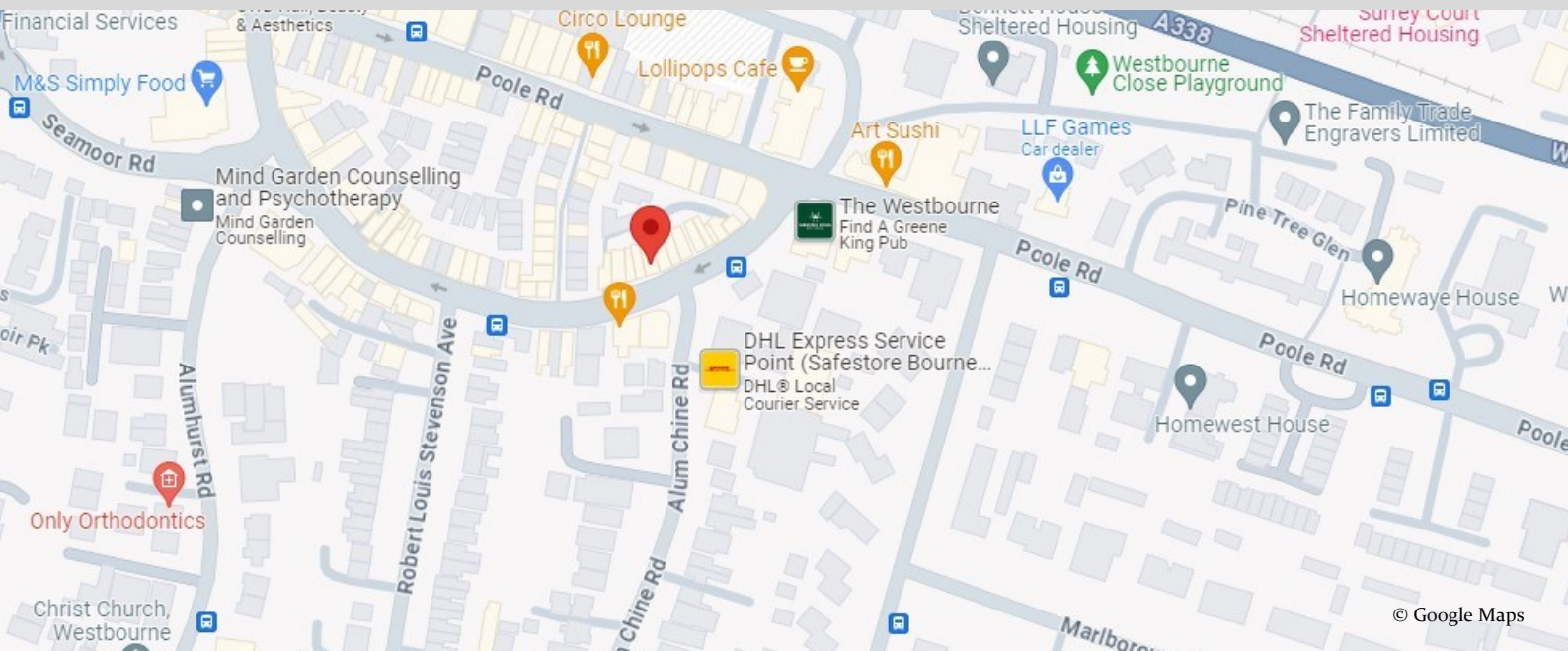
EPC Rating TBC

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.