



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**284-292 OLD CHRISTCHURCH ROAD
BOURNEMOUTH DORSET BH1 1PH**



Retail Shop/Restaurant TO LET

- Prominent position in town centre
- New lease
- Ground floor: 2669.45 sq.ft. (248 sq.m.)
Basement: 1558.61 sq.ft (144.8 sq.m.)

**Available on a new
lease at
£45,000 p.a.**

Arrange a viewing today

01202 551821

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SITUATION AND DESCRIPTION

The property occupies a prominent position in Bournemouth Town Centre fronting Old Christchurch Road midway between Lansdowne Roundabout and the pedestrianised section of the road.

The property comprises a triple fronted lock up shop arranged over ground floor and basement and currently used as a restaurant.

ACCOMMODATION

Ground floor: 2669.45 sq.ft. (248 sq.m.)
Basement: 1558.61 sq.ft (144.8 sq.m.)
Gross internal areas

The ground floor is arranged as restaurant / kitchen areas and the basement as cloakrooms, stores and staff areas.

RATEABLE VALUE - £45,500

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

EPC RATING B-37

TENURE

Available on a new lease with terms to be negotiated at a rental of £45000 per annum plus VAT.

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

PLANNING

Established restaurant use within the Class E

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

LEGAL FEES

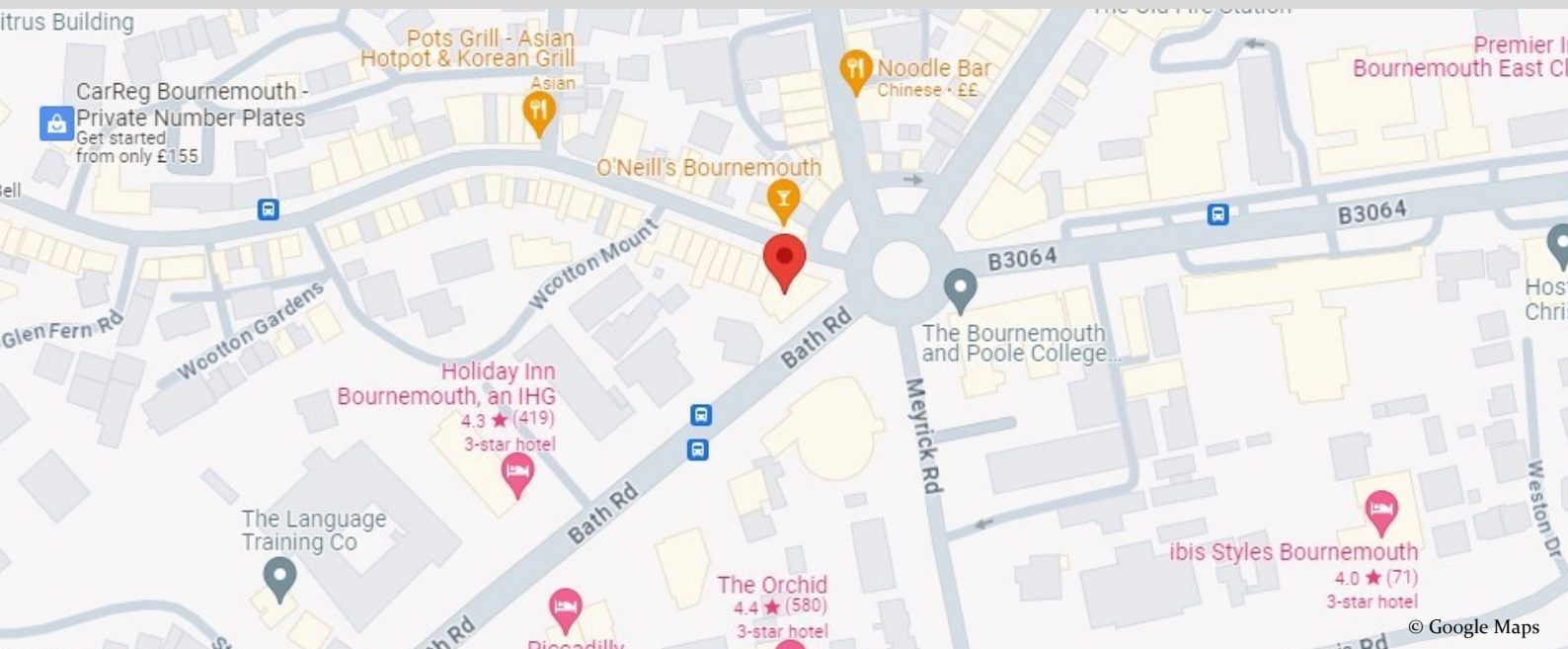
The incoming tenant will be responsible for their own legal fees.

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



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.



