



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

UNIT 1, 141/143 SEABOURNE ROAD SOUTHBOURNE BOURNEMOUTH BH5 2HQ



A5 Takeaway/Dark Kitchen Fully Equipped TO LET

- No Business Rates Payable*
- New lease
- Total Area 317.42 sq.ft. (29.50 sq.m.)

**Available on a new
lease at
£850 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 lockup shop benefits from Class A5 takeaway use. It is situated in an established secondary shopping area fronting a busy main road with parking close by.

ACCOMMODATION

Sales/Kitchen area: 19'01" x 11'10" (4.85 x 3.63m)
Preparation area: 7'07" x 11'10" (2.32 x 3.53m)
Total floor area: 317.45 sq.ft. (29.50 sq.m.)
Separate WC

- Gas Supply (Not currently connected)
- 2 Cooking Areas
- Stainless steel sink
- 5 prep tables
- 4 x deep fat fryers
- 2 x Plancha grills
- 5 Various fridges/freezers
- Extractor Hood
- 2 drinks fridges
- Fridges
- Sundry catering equipment / utensils

(Note: Nothing has been tested and the premises are let as seen)

RATEABLE VALUE - £4,400

*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 £850 per calendar month.

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

PLANNING

A5 Takeaway Use

We are advised that the premises have A5 use but we advise all applicants should rely upon their own enquiries.

LEGAL FEES

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

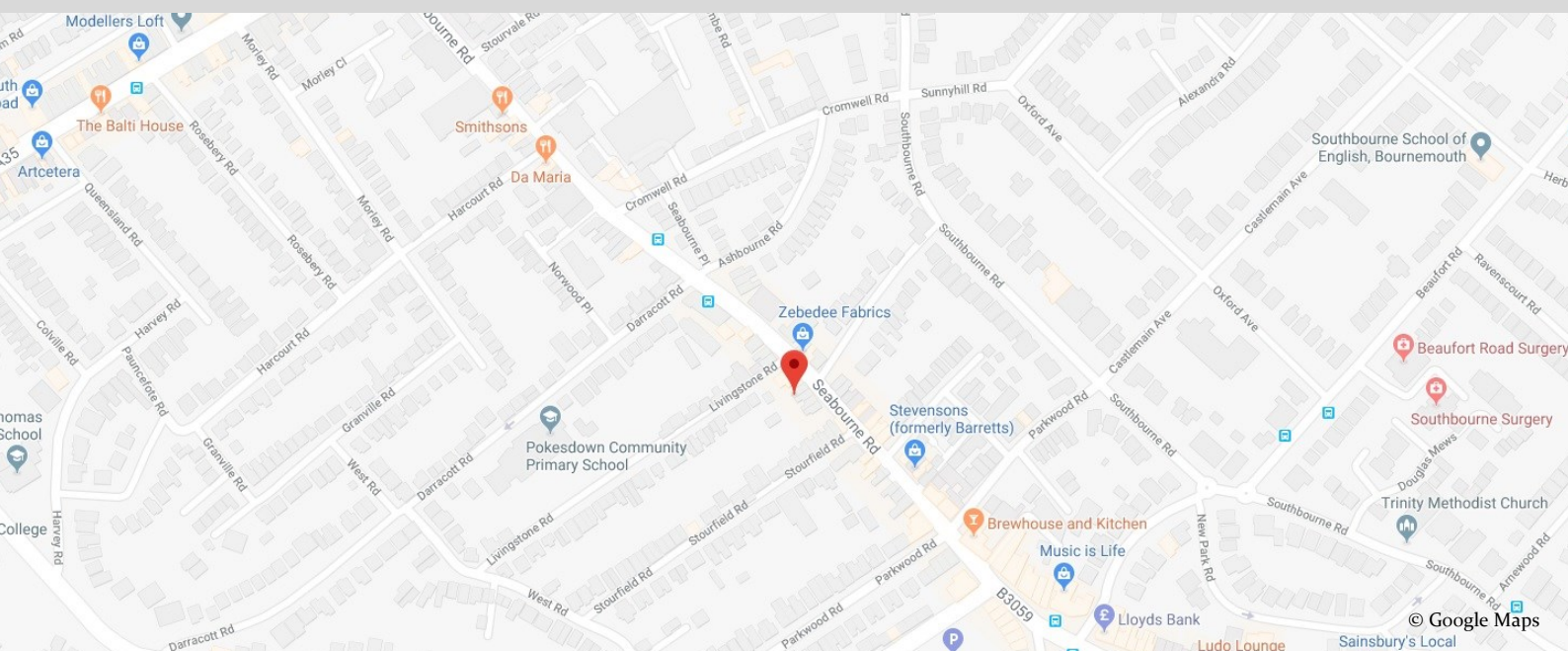
EPC Rating—B-47

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.

