



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**4 LANSDOWNE ROAD
BOURNEMOUTH DORSET BH1 1SD**



**Lock Up Shop Unit
TO LET**

- Class E
- New lease
- Total floor area: 912 sq.ft. approx.

**Available on a new
lease at
£15,000 p.a.**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The property is situated close to the Lansdowne roundabout in an established secondary trading area on the edge of the town centre that caters for the offices workers from the central business district as well as the numerous students from the University and College

The property comprises a recently refurbished lock up shop suitable for retail or office uses only.

ACCOMMODATION

Shop Width: 18'05" (5.61m)
Shop Depth: 33'10" (10.31m) max.
Retail sales Area: 358 sq.ft. (33.2 sq.m.) approx..
Lower Sales: 400 sq.ft. (37.17 sq.m.) approx..

Gross Floor Area: 912 sq.ft. (84.77 sq.m.) approx..

WC and kitchenette

EPC RATING –tbc

RATEABLE VALUE - £11,250

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 £15000 per annum.

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

PLANNING

Long established Class A1 retail use
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



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.