



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**623 CHRISTCHURCH ROAD
BOSCOMBE BOURNEMOUTH BH1 4AP**



Lock up Shop TO LET

- New lease
- Front sales area: 1127.19 sq.ft. (104.72 sq.m.)
- Rear stores: 126.69 sq.ft. (11.77 sq.m.)

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

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

SITUATION AND DESCRIPTION

The property is located within the pedestrianised section of Christchurch road a short distance for the Sovereign Centre and close to several leading banks and the Sainsbury supermarket.

The property is currently completely stripped out awaiting for new tenant fit out.

ACCOMMODATION

Shop width	13'	(3.97m)
Shop Depth	86'5"	(26.35m)
Total front sales area:	1127.19 sq.ft.	(104.72 sq.m.)
Rear Store:	126.69 sq.ft.	(11.77 sq.ft.)

Tiled floor
Suspended ceiling
Roller shutter door

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 £15,000 per annum.

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

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

EPC RATING—E-106

LEGAL FEES

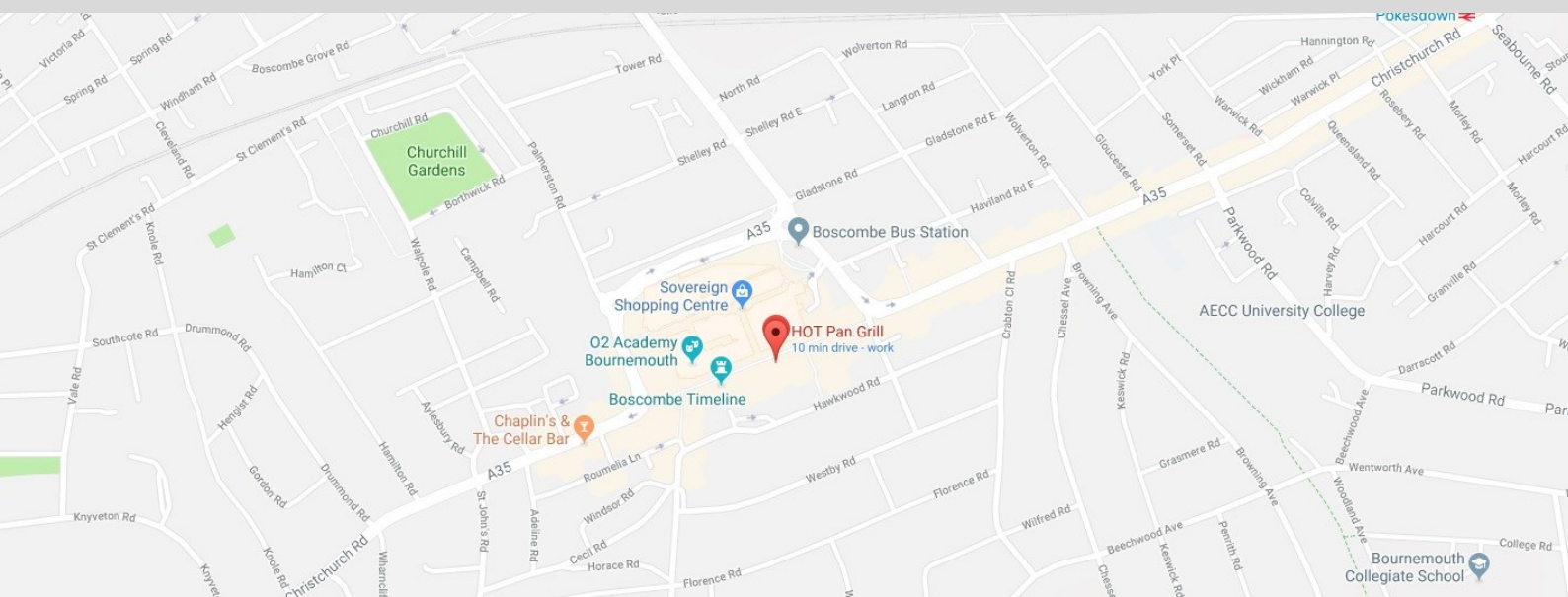
The incoming tenant will be responsible for their own legal fees.

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



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