



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**737 CHRISTCHURCH ROAD  
BOSCOMBE BOURNEMOUTH BH7 6AQ**



## Lock Up Shop To Let

- Total Area approx : 606.43 sq.ft. (56.34 sq.m.)
- Currently fitted out as rustic Café rustic
- Can be let with 735

**New lease  
available at  
£11,000 p.a.**

Arrange a viewing today

**01202 551821**

Email:

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

Located in an established secondary trading location fronting the busy A35 Christchurch Road

Occupiers in the immediate vicinity are nearly all local and specialist traders.

The subject premises are currently fitted out as a rustic café with seating area, bar area, kitchen area which benefits from sink, fridge, freezers.

## ACCOMMODATION

Front sales: 18'3" w x 24'1" d (5.57m x 7.34m)  
440.78 sq.ft. (40.95 sq.m.)

Rear sale/Kitchen: 11'11" w x 13'9" d (3.64m x 4.21m)  
165.11 sq.ft. (15.34 sq.m.)

Total floor area: 606.43 sq.ft. (56.34 sq.m.)

Basement: 16'9" w x 16'1" d (5.10m x 4.90m)  
269.09 sq.ft. (25 sq.m.)

2 x WC to the rear (one being disabled)

Wooden flooring

Inset lighting and drop lighting

Suspended ceiling

## RATEABLE VALUE - £ TBC

From 1<sup>st</sup> April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable) which is subject to change. 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 £11,000 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.

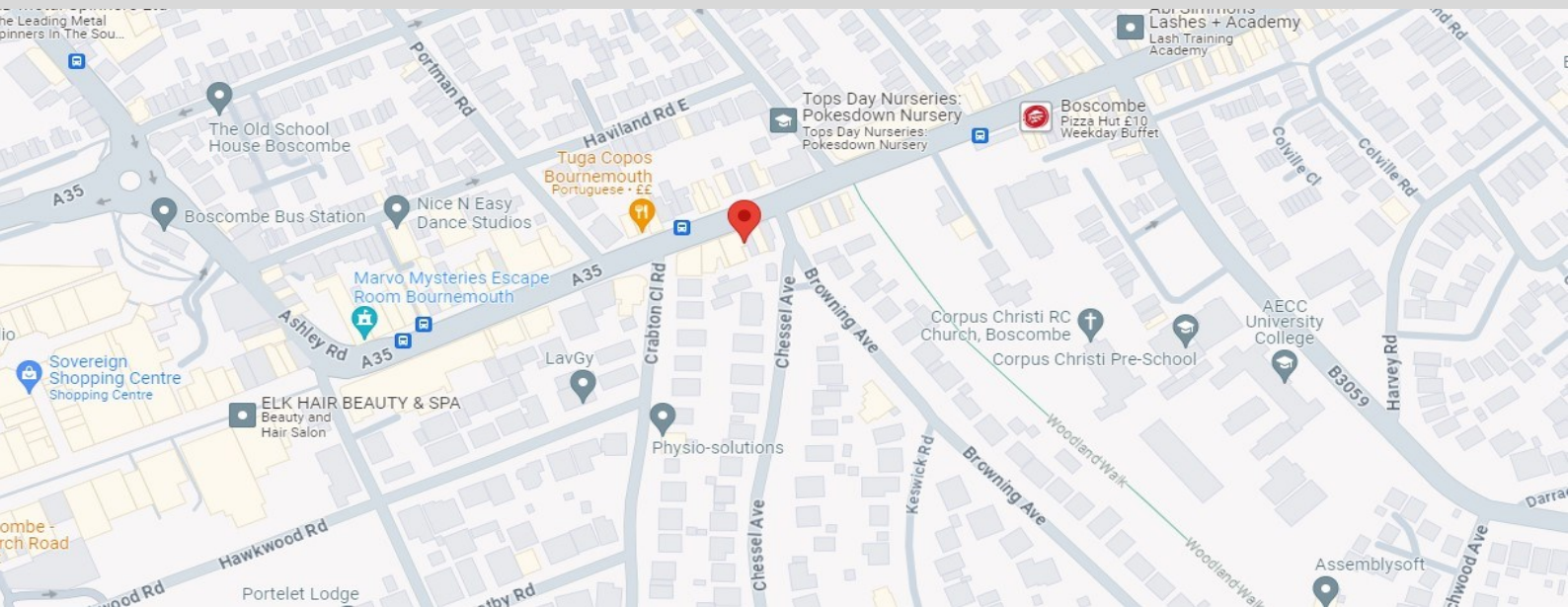
## EPC Rating—B

## 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](http://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.