



# 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
- Floor Area 1356.3 sq.ft. (126 sq.m.)

Arrange a viewing today

**01202 551821**

**Available on a new  
lease at  
£19,000 p.a.**

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

## 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 ground floor lock up shop with a basement, currently used as a restaurant. This area is outlined in GREEN on the plan

## ACCOMMODATION

Ground floor and basement: 1356.3 sq.ft. (126 sq.m.)  
Outlined in GREEN on plan.

The ground floor is arranged as restaurant / kitchen areas and the basement as a cloak room / storage / staff room.

## 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).

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 £19,000 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

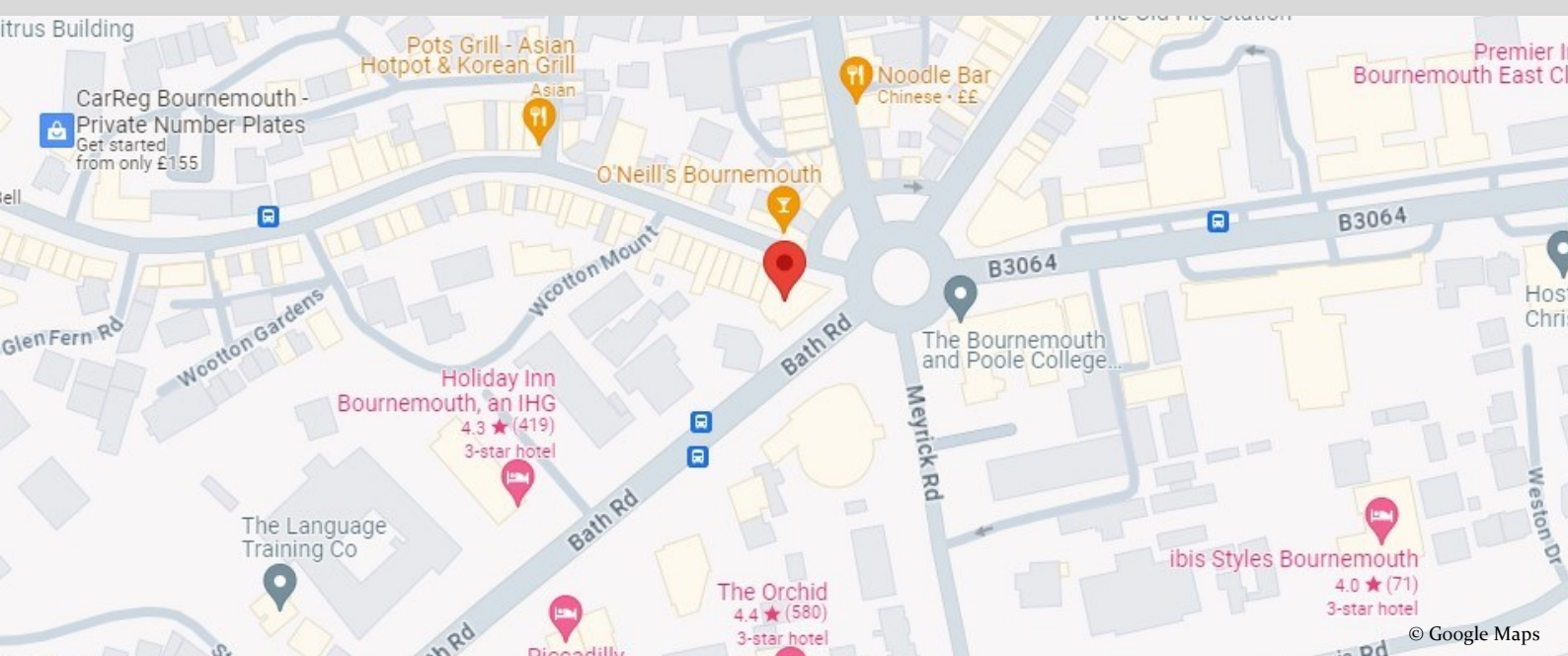
The incoming tenant will be responsible for their own legal fees.

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

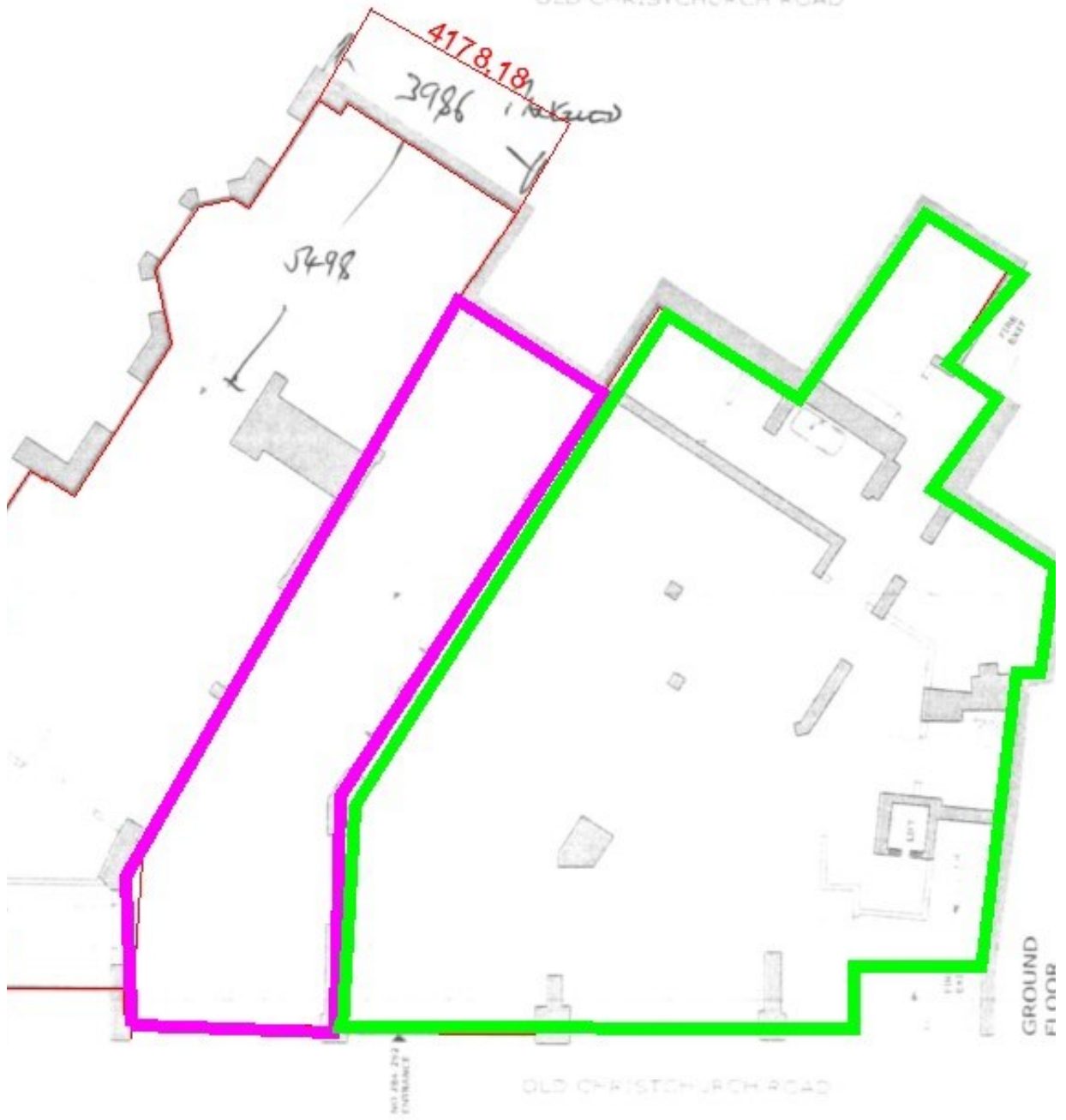
**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://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.

OLD CHRISTCHURCH ROAD



PLAN OF THE BUILDING AND LANDS TO BE TAKEN FOR THE PURPOSES OF THE CHRISTCHURCH WATER SUPPLY ACT, 1914 (NO. 10 OF 1914), AND THE CHRISTCHURCH WATER SUPPLY ACT, 1917 (NO. 10 OF 1917), AND THE CHRISTCHURCH WATER SUPPLY ACT, 1924 (NO. 10 OF 1924), AND THE CHRISTCHURCH WATER SUPPLY ACT, 1931 (NO. 10 OF 1931), AND THE CHRISTCHURCH WATER SUPPLY ACT, 1938 (NO. 10 OF 1938), AND THE CHRISTCHURCH WATER SUPPLY ACT, 1945 (NO. 10 OF 1945), AND THE CHRISTCHURCH WATER SUPPLY ACT, 1952 (NO. 10 OF 1952), AND THE CHRISTCHURCH WATER SUPPLY ACT, 1959 (NO. 10 OF 1959), AND THE CHRISTCHURCH WATER SUPPLY ACT, 1966 (NO. 10 OF 1966), AND THE CHRISTCHURCH WATER SUPPLY ACT, 1973 (NO. 10 OF 1973), AND THE CHRISTCHURCH WATER SUPPLY ACT, 1980 (NO. 10 OF 1980), AND THE CHRISTCHURCH WATER SUPPLY ACT, 1987 (NO. 10 OF 1987), AND THE CHRISTCHURCH WATER SUPPLY ACT, 1994 (NO. 10 OF 1994), AND THE CHRISTCHURCH WATER SUPPLY ACT, 2001 (NO. 10 OF 2001), AND THE CHRISTCHURCH WATER SUPPLY ACT, 2008 (NO. 10 OF 2008), AND THE CHRISTCHURCH WATER SUPPLY ACT, 2015 (NO. 10 OF 2015), AND THE CHRISTCHURCH WATER SUPPLY ACT, 2022 (NO. 10 OF 2022).