



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**127 TUCKTON ROAD
TUCKTON BOURNEMOUTH BH6 3JZ**



To Let / For Sale

- Lock up shop available to let or freehold for sale. The maisonette above is sold off on a long lease
- Sales Area 207 sq.ft. (19.2 sq.m.) Approx. plus ancillary stores
- Freehold includes the maisonette above which is sold off on a long leasehold interest.

**Freehold
£125,000**

**Alternatively
a new lease at
£8,000 p.a.**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Tuckton is a popular retail centre that serves the affluent neighbouring residential suburbs of Tuckton and Southbourne. The shops in Tuckton are midway between Southbourne Grove shopping centre and Christchurch town Centre . There is a Tesco Express and Nisa Convenience store but otherwise the shops in Tuckton are occupied by local traders.

The property is located at the far end of the parade of shops that includes the Nisa Store.

The accommodation comprises open plan sales area with ancillary stores behind that are currently fitted out as kitchen prep areas. There is an outside cloakroom located behind the shop and forecourt fronting Tuckton road.

ACCOMMODATION

Depth: 16'06" (5.1m)
Width: 12'06" (3.8m)
Sales area: 207 sq.ft.(19.2 sq.m.) Approx

Rear Store/kitchen: 10'08" x 7'10" (3.2m x 2.4m)
Outside cloakroom
Forecourt
implications of the small business allowance

RATEABLE VALUE - £4,150 (previously £3,100
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.

PLANNING

Any use within Use Class E including office retail or medical uses (**no catering uses allowed**)

LEASEHOLD

The shop is available on a new lease with terms to be negotiated at a rental of £8,000 p.a.

The incoming tenant will pay an administration fee of £550 plus VAT for the preparation of a new tenancy agreement and rent deposit deed.

FREEHOLD

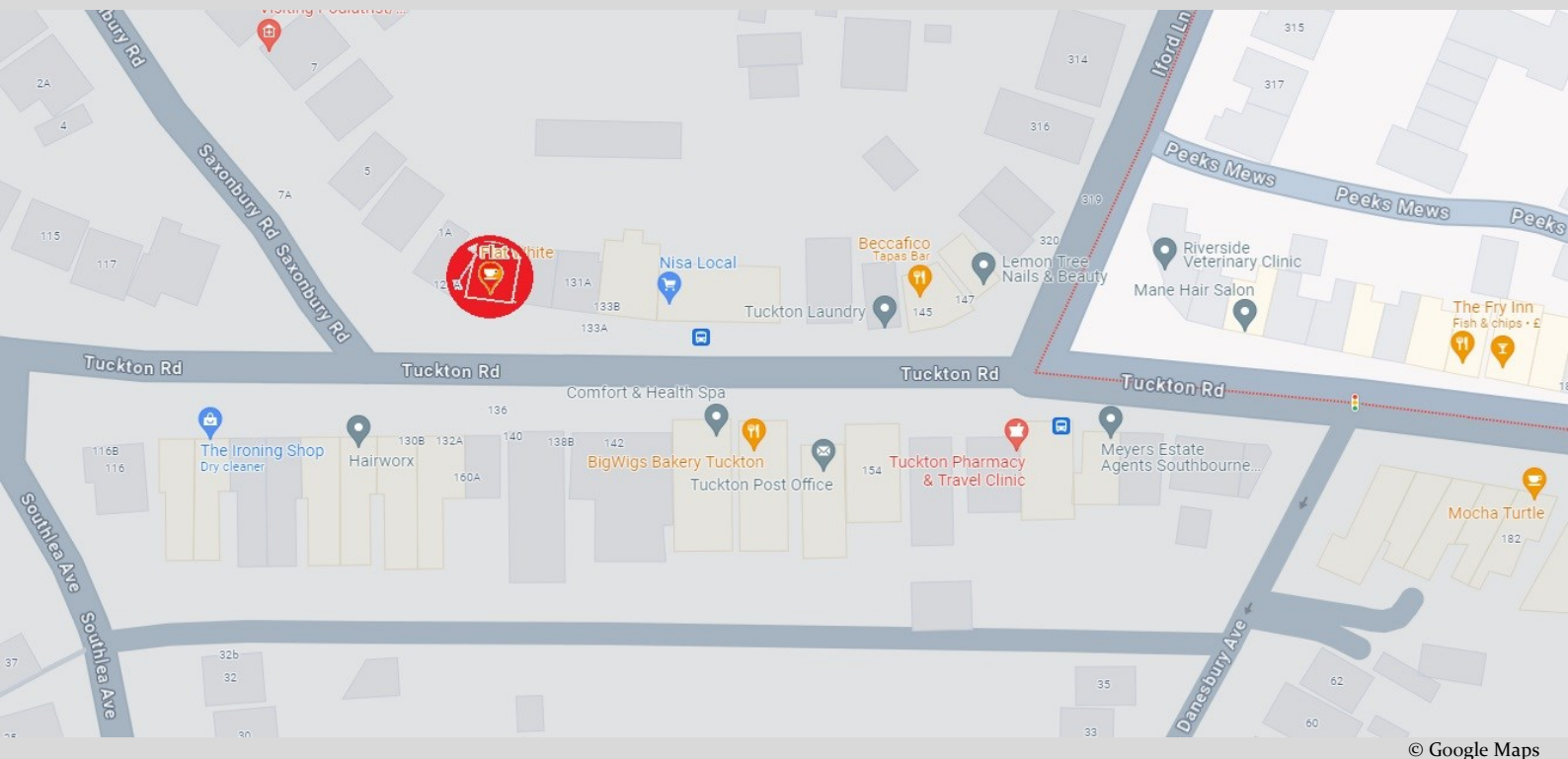
£125,000 subject to the existing long leasehold interest of the maisonette above

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.