



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

UNITS 20 THE ARCADE

OLD CHRISTCHURCH ROAD BOURNEMOUTH BH1 2AF



Prime Retail Premises TO LET

- Sales area: 1491 sq.ft. (138.57 sq.m.)
- Ground and first floor retail areas
- Prestigious location

**New lease available
£32,500 per annum**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The Arcade leads from the prime section of Old Christchurch Road to the high fashion and luxury goods retail area of Gervis Place and Westover Road. The Arcade provides the principal thoroughfare between Westover Road and Old Christchurch Road and, consequently, benefits from a considerable footfall.

Other occupiers within The Arcade include **White Stuff, Space NK, Waterstones, House of Fraser and Charles Fox Jewellers Ltd.**

The unit comprises of ground and first floor retail space, with ancillary accommodation at first, second, and basement levels. There is a Fire exit / delivery entrance to the rear of the premises

ACCOMMODATION

Ground floor

Ground floor sales:	727.37 sq. ft.	(67.64 sq.m.)
First floor sales:	764.50 sq.ft.	(71.05 sq.m.)
Total sales area:	1491 sq.ft.	(138.57sq.m.)

RATEABLE VALUE - £33,750

As from April 2019 Premises with a rateable value below £51,000 will receive a 33% discount on 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 £32,500 per annum plus VAT exclusive of service charge, insurance and all other outgoings.

PLANNING

A1 Retail/ A3 Café

Planning has been submitted for A3 use.

We are advised that the premises have A1 retail use but we advise all applicants should rely upon their own enquiries.

LEGAL FEES

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

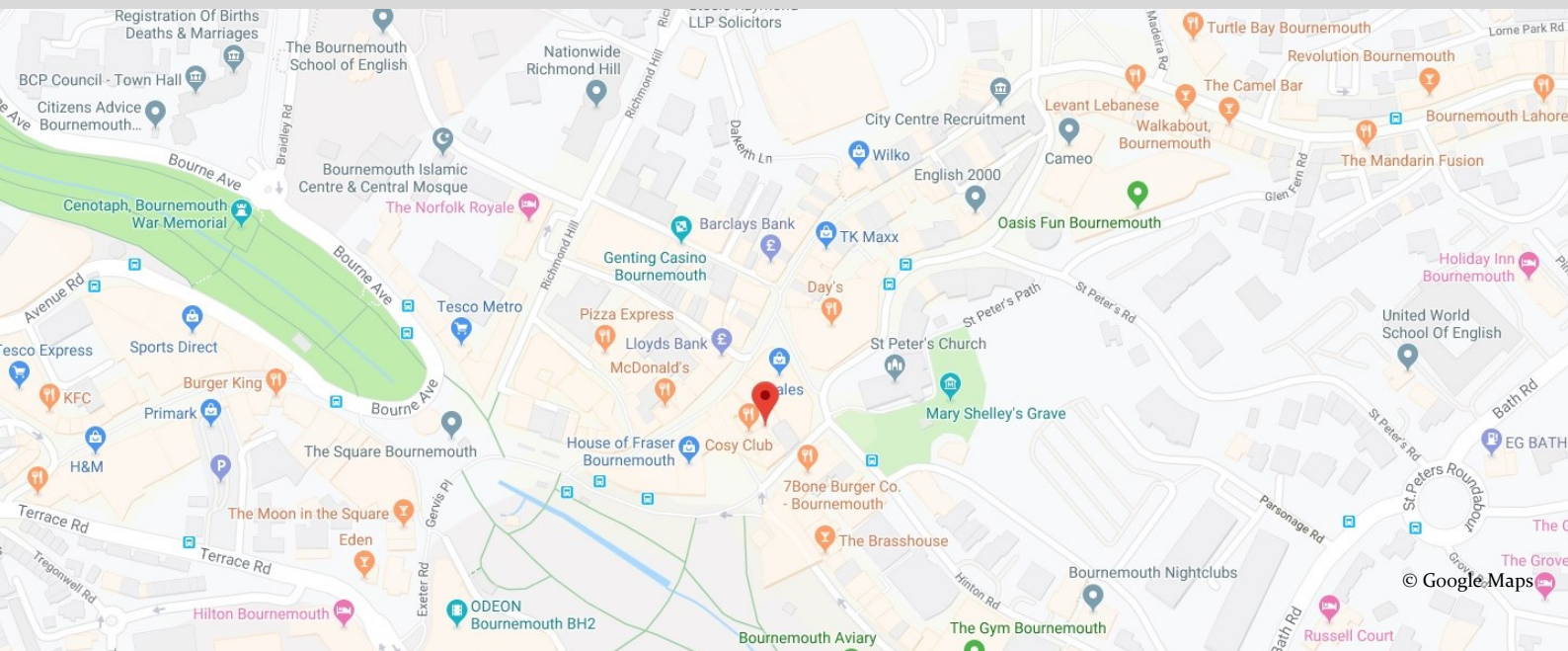
EPC Rating TBC

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.

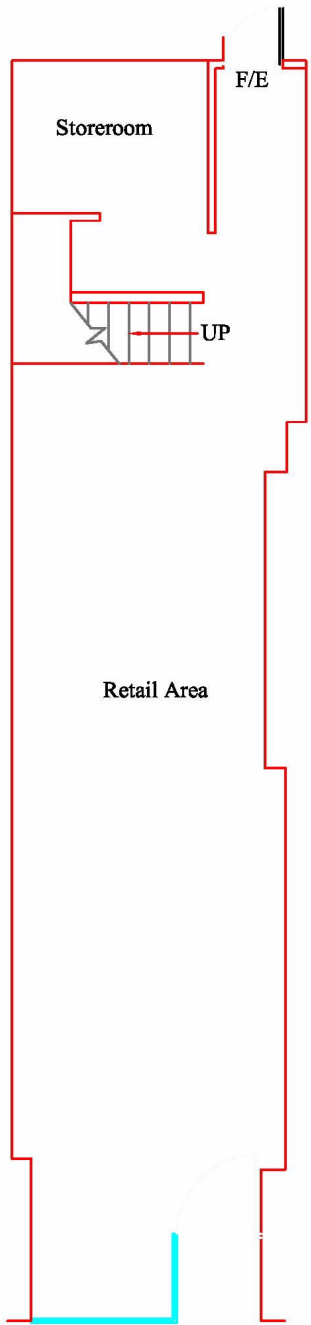
The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on 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.

Project		The Arcade		Drawn: Ben Simpkin	
Title		Unit 20			
Date	Scale	Size	Dwg No.	Revision	
16/08/19	1/100	A4			

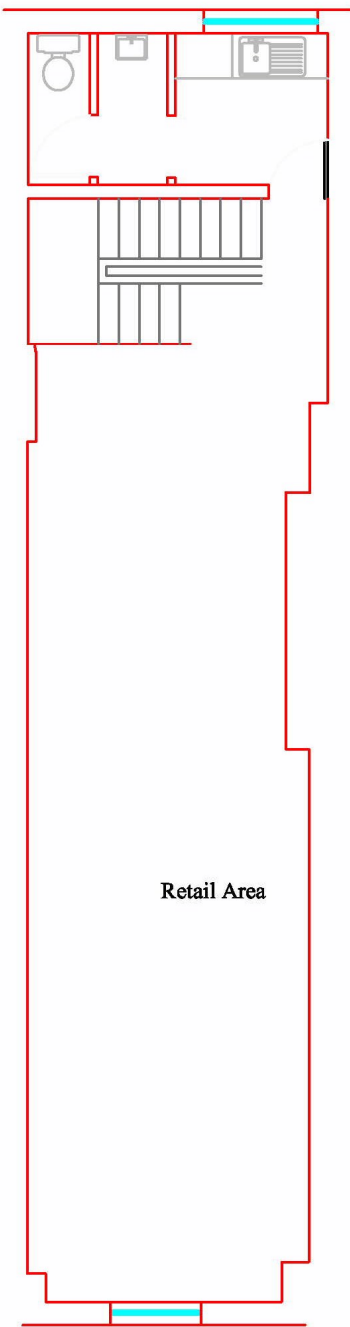


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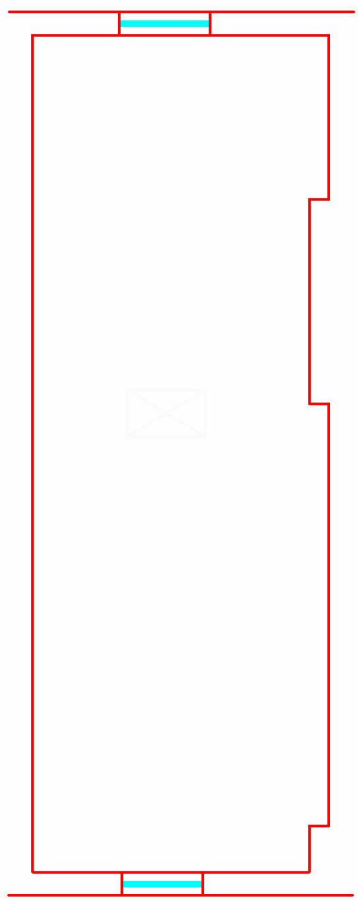
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Ground Floor



First Floor



Second Floor

