

SHOP TO LET

Boscombe Centre

at

**561 Christchurch Road
Boscombe
Bournemouth
BH1 4AH**

- ◆ Former Carphone Warehouse shop in high profile location opposite McDonalds and on the edge of pedestrianized section
- ◆ 1,228 sq ft retail area
- ◆ On-site car space
- ◆ Shell specification
- ◆ New lease by negotiation
- ◆ Rent - £23,000 per annum exclusive
- ◆ New electric roller shutter
- ◆ Sole Agents



LOCATION

The property occupies a prime High Street location at the western end of the pedestrianised precinct being immediately opposite McDonalds and the junction with Palmerston Road and close to a number of other High Street names and local retailers. Boscombe is a popular established suburb approximately 2 miles east of Bournemouth town centre with good car parking and being on a main bus route.

ACCOMMODATION

Ground floor shop

Internal Width 19' 6"
Internal Depth 63' 3"

Net Retail Area 1228 sq ft

Outside

Rear access off Roumelia Lane and one on- site car space.

LEASE

The premises are available by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of **£23,000** pax subject to periodic reviews.

All figures are exclusive of VAT, if applicable.



BUSINESS RATES (source: www.voa.gov.uk)

To be re-assessed
Part small business rates relief may apply, subject to status.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D

The full EPC and recommendations report are available on request

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents:-



Steve Chiari

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CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

