

## TO LET

### Shop (Former Cafe) At

117 Poole Road  
Westbourne  
Bournemouth  
BH4 9BG

- ◆ Located in bustling, affluent popular suburb, close to M & S Food
- ◆ Former cafe
- ◆ Shop / café – 600 sq ft
- ◆ New lease
- ◆ Rent £18,000 pax
- ◆ Fully equipped kitchen – all fixtures and fittings can be purchased for £5,000
- ◆ Sole Agents



## LOCATION

The property is located at the western end of Poole Road close to M & S Food in a good secondary position, and benefits from being on the main pedestrian route from Liverpool Victoria and other large office buildings into the shopping centre. Other occupiers within close proximity include Costa Coffee, Starbucks, Fred Olsen and Betfred.

Westbourne is a bustling, popular suburb approximately 1 mile to the west of Bournemouth Town Centre and enjoys a well supported shopping centre, serving the adjoining affluent suburbs of Canford Cliffs, Branksome Park, Sandbanks and Talbot Woods.

## ACCOMMODATION

### Ground floor

#### café / Shop

**Internal Width** 19' 6"  
**Depth** 30' 9"  
**Net Floor Area** – 600 sq ft

This area is currently partitioned to provide a café area and separate kitchen to the rear.

#### Cloakroom / WC

#### Door to bin store



NB. The kitchen is currently fully equipped as a working kitchen.

All equipment (inventory to be provided) can be purchased separately for £5,000.

## LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rental of £18,000 per annum exclusive, subject to periodic reviews.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable value - £14,250 (April 2023 to present)

## 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.

## 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](#)

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents: -



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