

## FOR SALE / TO LET

**Prime 1,542 sq ft  
Boscombe Shop & Uppers  
at**

**597 Christchurch Road  
Boscombe  
Bournemouth BH1 4AN**

- \* Arguably the best location in Boscombe's pedestrian precinct immediately adjacent Primark and close to many other multiple retailers including McDonalds, KFC and Costa Coffee.
- \* Ground floor retail area of 1,542 sq ft with 2 floors of storage over-1,365 sq ft
- \* 25' street frontage
- \* Suitable for a variety of uses within Class E
- \* Available with full vacant possession  
To Let – only £15,000 pax  
For Sale - £225,000



## LOCATION

The premises are situated in a good location immediately adjacent Primark on the pedestrianized precinct in the heart of Boscombe's shopping centre and in the immediate vicinity of a number of other multiple retailers including McDonalds, KFC, Costa Coffee, Boots the Chemist and Betfred.

There are also a good number of independent retailers, cafes and professional office occupiers nearby.

## ACCOMMODATION

This mid-terraced property benefits from a good size ground floor sale area, kitchen, cloakroom and office with an internal staircase providing access to the two upper floors of storage.

### Ground Floor

#### Shop

Internal width – 23' 6" max  
17' 4" min

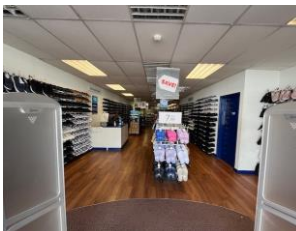
Depth 79' 2"

Net Retail Area 1,430 sq ft

Rear Office 112 sq ft

Cloakroom / WC

Kitchen



### First Floor

Open Plan Store 931 sq ft

### Second Floor

3 further storerooms 454 sq ft

## MEANS OF DISPOSAL

### To Let

The premises are available on a new full repairing and insuring lease, terms to be agreed at a commencing rent of £15,000 pax, subject to periodic reviews.

### For Sale

At a price of £225,000 with full vacant possession

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

Rateable Value- £21,500

## 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:-

Contact – Stephen Chiari

[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk) / 01202 550245

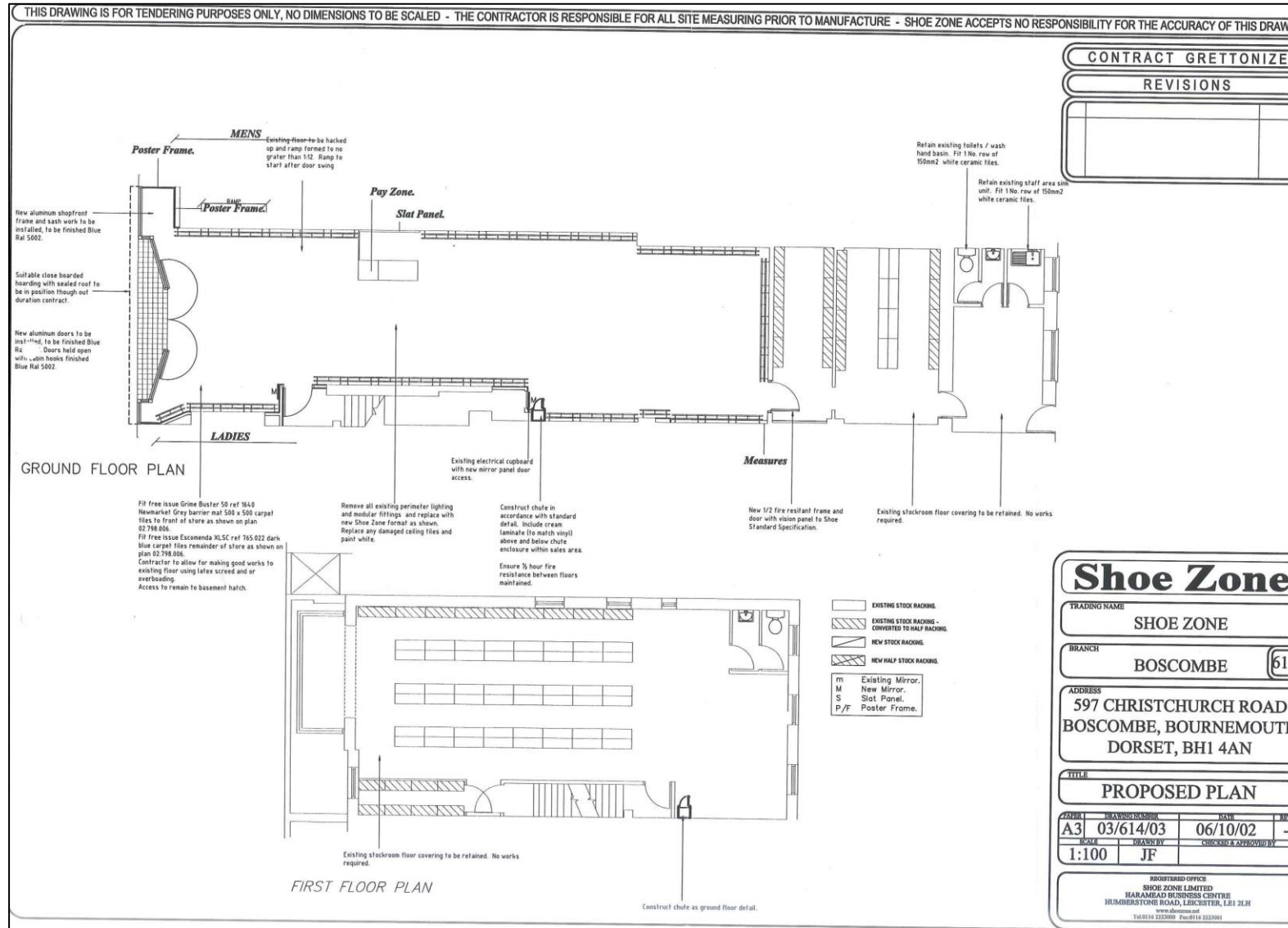


## CODE FOR LEASING BUSINESS PREMISES

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](#)

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



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