



## 117 Poole Road, Bournemouth, BH4 9BG £1,500 PCM



This retail unit (most recently used as a cafe) is situated in the popular area of Westbourne, close to Bournemouth town centre and surrounded by both independent shops and chains. Poole Road is one of the 2 main roads in the heart of Westbourne's shopping centre. There are a number of local car parks and on street parking nearby.

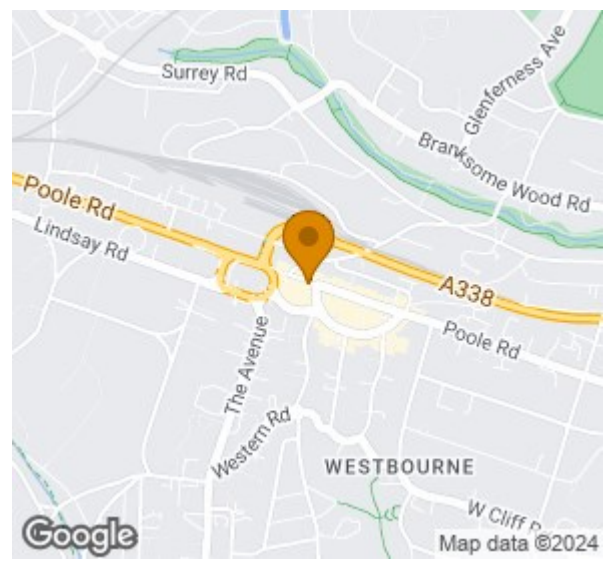
The shop measures 53sq metres and is available now. The contents of the premises is also available to purchase.

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

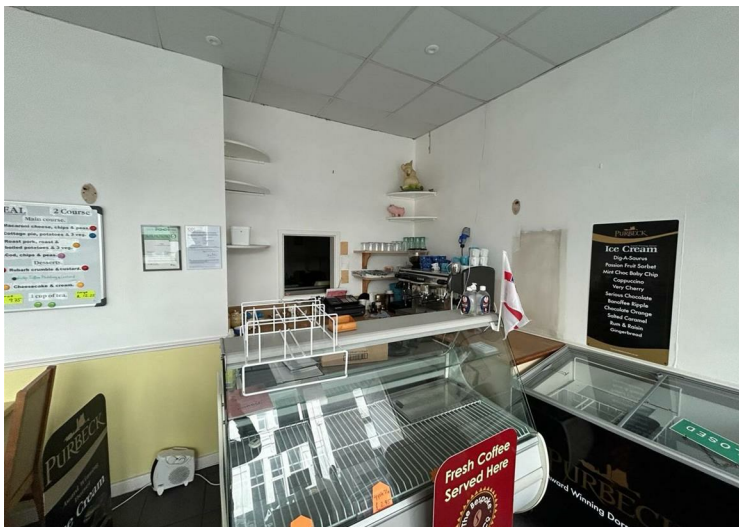
ENERGY PERFORMANCE CERTIFICATE - Assessment Band: D

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01202 315 800



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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