



Primmer Olds **BAS**

TO LET

Town Centre Class E Unit

UNIT 2, 45-54 WESTOVER ROAD, BOURNEMOUTH BH1 2BZ

KEY FEATURES

- Adjoining Premier Inn
- Ground floor/ Base Sale area
- NIA 650 sq ft (60.4 sq m)
- Located opposite The Pavilion Theatre
- Large car park opposite
- 100% Small Business Rates Relief (subject to eligibility)



Primmer Olds B-A-S
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Enquiries: Call us on 01202 887 555



williscommercial.co.uk

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UNIT 2, 45-54 WESTOVER ROAD

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DESCRIPTION

The premises occupy an excellent trading position, fronting one of Bournemouth's premier shopping thoroughfares of Westover Road, below the Premier Inn and opposite the Pavilion Theatre.

Westover Road features the Gala Casino together with branches of Cote Brasserie, The Stable, Wagamama, Pizza Hut & KFC, Whitewall Galleries, Frances Jewellers and Moss Bros.

An attractive and well presented single fronted shop with additional retail and ancillary space at basement level. The premises have a secondary entrance leading off the foyer of the Premier Inn and shared use of the WC's located within the Premier Inn.

Metered on street car parking is available along Westover Road and a large pay and display car park adjoins the Pavilion opposite.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor Sales Area	304	28.24
Basement Sales Area	265	24.62
Basement Ancillary	81	7.52
Total	650	60.38

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TERMS

Available by way of a new effectively full repairing and insuring (via service charge) lease term and rent review pattern by arrangement at a commencing rent of £15,000 per annum, exclusive of rates, VAT and all other outgoings. It is understood the rent will attract VAT

SERVICE CHARGE

The premises form part of a larger building and the tenant will be liable for service charge in respect of the repair, maintenance and management etc of same. An additional amount will be levied in respect of the tenant's contribution towards the landlord's costs of maintaining buildings insurance cover over the building.

PLANNING

All parties are advised to make their own enquires of the local authority for confirmation.

RATES

Rateable Value £11,250

Source - voa.gov.uk

The 2023/2024 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

EPC

Asset Rating D (93)



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

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UNIT 1, 45-54 WESTOVER ROAD



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50 metres



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Created By: Primmer Olds BAS

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