



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 2024/2025 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

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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UNIT 1, 45-54 WESTOVER ROAD



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