



Primmer Olds **BAS**

TO LET

Prime Town Centre Retail / Catering / Leisure Opportunity

79 OLD CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET BH1 1EW

KEY FEATURES

- Total NIA - 2,178 sq.ft
- Use class 'E'
- Double frontage retail shop
- Prime position
- Nearby occupiers include: Superdry, Fat Face, Ernest Jones, Waterstones, McDonalds, Sprinkles, White Stuff and Swarovski.
- Attractive tourist location



Primmer Olds B-A-S
43 High Street, Wimborne, Dorset, BH21 1HR
Enquiries: Call us on 01202 887 555



CALL US ON 01202 887 555 | WWW.PRIMMEROLDSBAS.CO.UK

.....

79 OLD CHRISTCHURCH ROAD

.....

DESCRIPTION

Bournemouth is a thriving tourist destination with an estimated 1.5 million staying visitors and 3.8 million-day visitors every year.

These town centre premises occupy a prime pedestrianised trading location fronting Old Christchurch Road which is one of Bournemouth's principal shopping streets. Closeby is the newly fully pedestrianised Beale Place which is rapidly becoming a successful food orientated hub of the town with occupiers including Cremma Café (coffee & desserts), Kokoro (sushi), Sprinkles and Zaza Kitchen.

The property, as currently arranged, provides sales space over the ground and first floors together with storage and staff facilities over the first and second floors with additional storage at basement level. A feature staircase links the ground and first floor sales areas. The second floor would be suitable for conversion to residential use under permitted development.

Front loading is permitted subject to certain daytime restrictions and the premises also benefit from the potential for rear loading via Granville Place which links to Yelverton Rd.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £30,000 per annum, exclusive.

INCENTIVES

Subject to agreement on terms, incentives can be made available to a tenant of good covenant strength who is able to complete the transaction at an early date.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Sales Area / Ancillary	830	77.11
First Floor Sales	522	48.49
Second Floor Ancillary	536	49.79
Basement Storage	290	26.94
Total Internal Area	2,178	202.34

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

RATES

Rateable Value £38,750

Source – voa.gov.uk

The 2024/2025 small business 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.

EPC

Asset Rating D (86)

PLANNING

Under the new planning regulations, we believe the current permit use to be use class 'E' which includes uses such as retail, professional services, café, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority 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.



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.



Ben Simpkin
Head of Agency
bsimpkin@primmeroldsbas.co.uk
07871 373 069



Patrick Willis
Consultant
pwillis@primmeroldsbas.co.uk
07592 600 060



Dominic Street
Commercial Negotiator
dstreet@primmeroldsbas.co.uk
07443 277 559

.....

79 OLD CHRISTCHURCH ROAD

.....



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.



Ben Simpkin
Head of Agency
bsimpkin@primmeroldsbas.co.uk
07871 373 069



Patrick Willis
Consultant
pwillis@primmeroldsbas.co.uk
07592 600 060

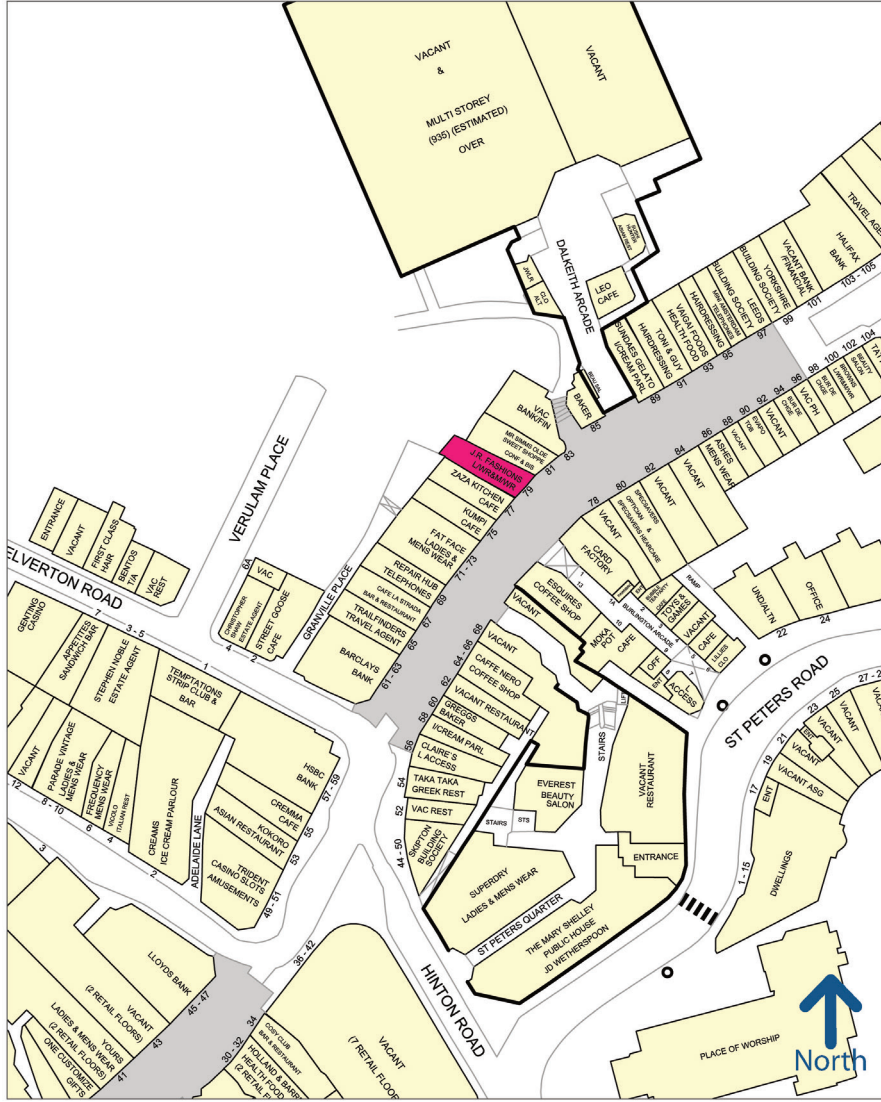


Dominic Street
Commercial Negotiator
dstreet@primmeroldsbas.co.uk
07443 277 559

79 OLD CHRISTCHURCH ROAD



Bournemouth - Central



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

Experian Goad Plan Created: 29/03/2023
Created By: Primmer Olds BAS
For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

VIEWING & FURTHER INFORMATION CALL US ON 01202 887 555



Ben Simpkin
Head of Agency
bsimpkin@primmeroldsbas.co.uk
07871 373 069



Patrick Willis
Consultant
pwillis@primmeroldsbas.co.uk
07592 600 060



Dominic Street
Commercial Negotiator
dstreet@primmeroldsbas.co.uk
07443 277 559

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.