



Primmer Olds **BAS**

TO LET

Town Centre Retail Unit in Favoured Location

26 WESTOVER ROAD, BOURNEMOUTH, DORSET BH1 2BZ

KEY FEATURES

- Net Internal Area 600 Sq Ft 55.76 Sq M
- Directly Opposite Pavilion Theatre
- Understood to be use class 'E'
- Prominent central trading location
- Large pay and display car park opposite
- Nearby occupiers include: Whitewall Galleries, Moss Bos, Cote Brasserie and Grosvenor Casino



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

26 WESTOVER ROAD

DESCRIPTION

Bournemouth is Dorset's principal commercial centre and one of the UK's premier seaside resorts with an estimated 3.8 million-day visitors every year, which also benefits from a substantial and growing student population.

Westover Road is occupied by a number of quality retailers including Whitewall Galleries, Frances Jewellers and Moss Bros.

The Pavilion Theatre is directly opposite, together with branches of Cote Brasserie, Wagamama, Prezzo, and Grosvenor Casino all trading nearby.

The premises are a double fronted shop unit featuring recessed double entrance doors & security shutters.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor Sales	600	55.74
Total Internal Area	600	55.74

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

EPC

Asset Rating C 54

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £15,750 per annum exclusive of rates VAT (if applicable) and all other outgoings.

The lease will incorporate upward only rent reviews every 5 years.

PLANNING

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

RATES

Rateable Value £18,750

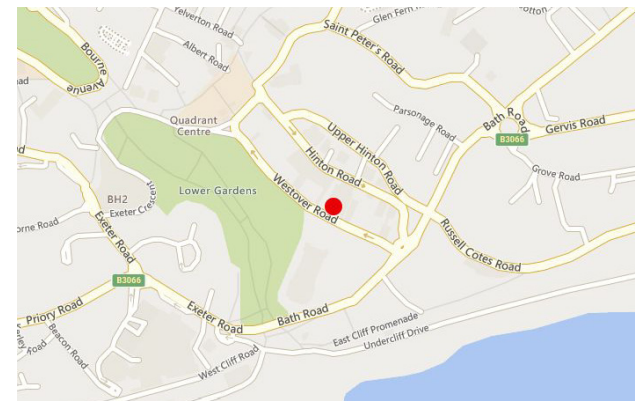
Source – voa.gov.uk

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



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



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



Clare Julian
Surveying Executive
cjulyan@primmeroldsbas.co.uk
01202 887 555

.....

26 WESTOVER 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



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



Clare Julian
Surveying Executive
cjulyan@primmeroldsbas.co.uk
01202 887 555

26 WESTOVER ROAD



Bournemouth - Central



50 metres

Experian Goad Plan Created: 16/03/2023
Created By: Primmer Olds BAS



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

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 801 8011

VIEWING & FURTHER INFORMATION CALL US ON 01202 887 555



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



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



Clare Julyan
Surveying Executive
cjulyan@primeroldsbas.co.uk
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.