



Primmer Olds **BAS**

TO LET

Five Storey Commercial Property in Pedestrianised Trading Location

100 OLD CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET BH1 1LR

KEY FEATURES

- Prime Pedestrianised Location
- Close To 930 Space Multi Storey Shopper's Car Park
- Characterful Premises
- Feature Spiral Staircase
- Potential for a Variety of Uses (subject to consents)
- Possible Living Accommodation (subject to consents)



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



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100 OLD CHRISTCHURCH ROAD

LOCATION

Bournemouth is Dorset's principal commercial centre and one of the UK's premier seaside resorts. It has a residential population in excess of 160,000 persons and a primary shopping catchment of 396,000 persons within a six-mile radius (FOCUS).

The town is a renowned tourist destination and also benefits from a substantial and growing student population with around 20,000 students attending Bournemouth University and Arts University Bournemouth

These characterful premises occupy an excellent trading location within the pedestrianised lower section of Old Christchurch Road which is one of Bournemouth's principal shopping streets

Major names trading closeby include CAFFE NERO, SUPERDRY, FAT FACE, ERNEST JONES, TK MAXX, WATERSTONES & ESQUIRES

DESCRIPTION

This characterful property, which was refurbished in 2020, is arranged over basement, ground and three upper floors.

The current tenants trade at ground and first floor levels although historically the basement provided additional sales space.

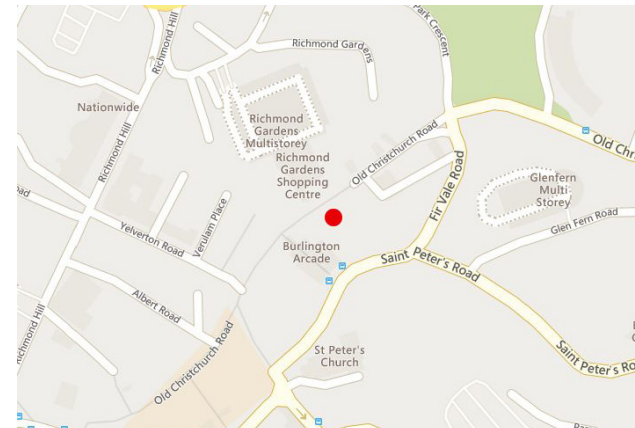
The top two floors could potentially provide self-contained living accommodation subject to the ingoing tenant securing any necessary consents and undertaking and related practical works. Access would need to either be through the shop or alternatively via the rear fire escape.

The premises are generally well presented and feature a striking spiral staircase which links the potential trading floors at ground floor, first floor and basement levels.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Single Fronted Shop		
Ground Floor	400	37.17
Basement		
Basement Sales	320	29.73
Male & Female WCs		
First Floor		
Sales	400	37.17
Second Floor		
Room 1 Ancillary (front)	178	16.54
Kitchen	43	4
WC		
Third Floor		
Room 2 Ancillary (front)	187	17.38
Room 3 Ancillary (rear)	117	10.87
Inc. shower cubicle & airing cupboard		
Total Internal Area	1,645	152.86

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 full repairing and insuring lease for a term to be agreed at a commencing rent of £20,000 per annum, exclusive.

IMPORTANT NOTE

The marketing of these premises is being undertaken in order to mitigate the losses of the landlord and those of the tenant but strictly without prejudice to the rights of the landlord in respect of arrears of rent, current and future rents and other obligations of the tenant.

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 (Dorset)
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

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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, café 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 £17,500

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.

EPC

Asset Rating C65

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.



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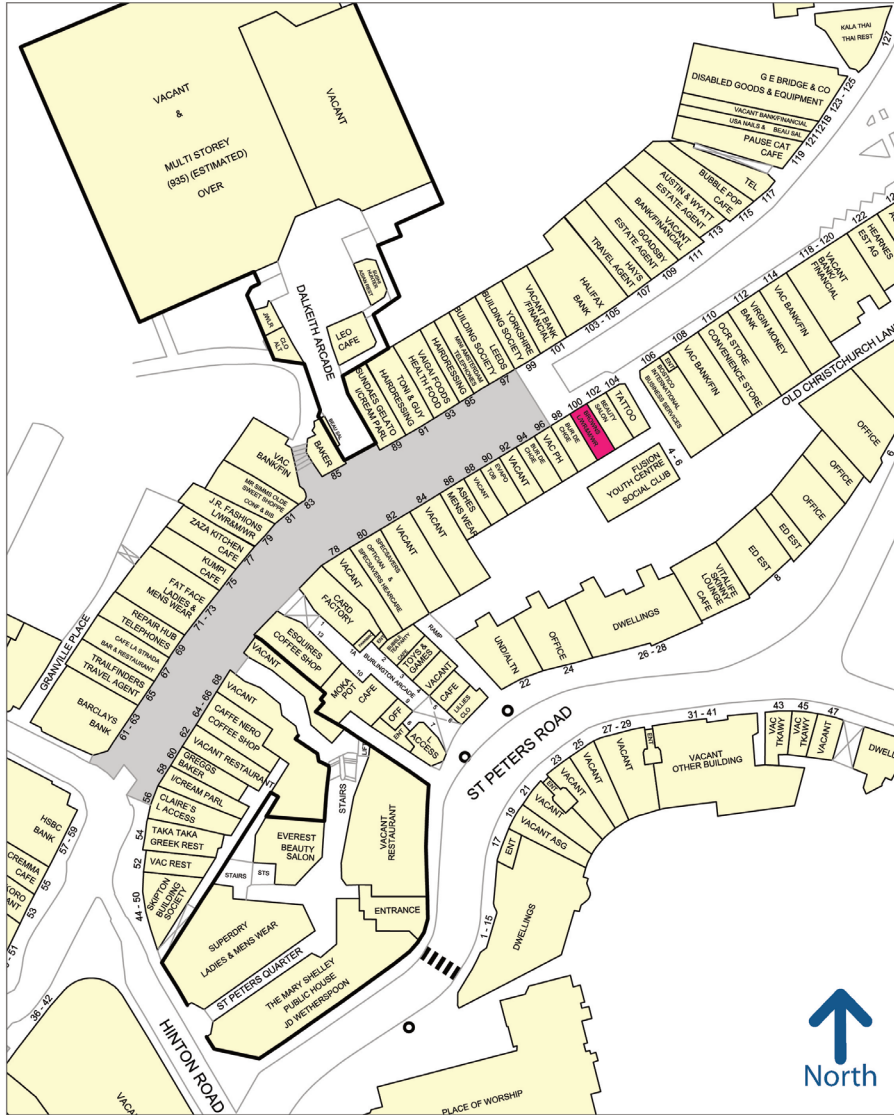


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100 OLD CHRISTCHURCH ROAD



Bournemouth - Central



50 metres



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www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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