

TO LET

ATTRACTIVE RETAIL PREMISES

782 SQ FT // 72.67 SQ M

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**



RETAIL

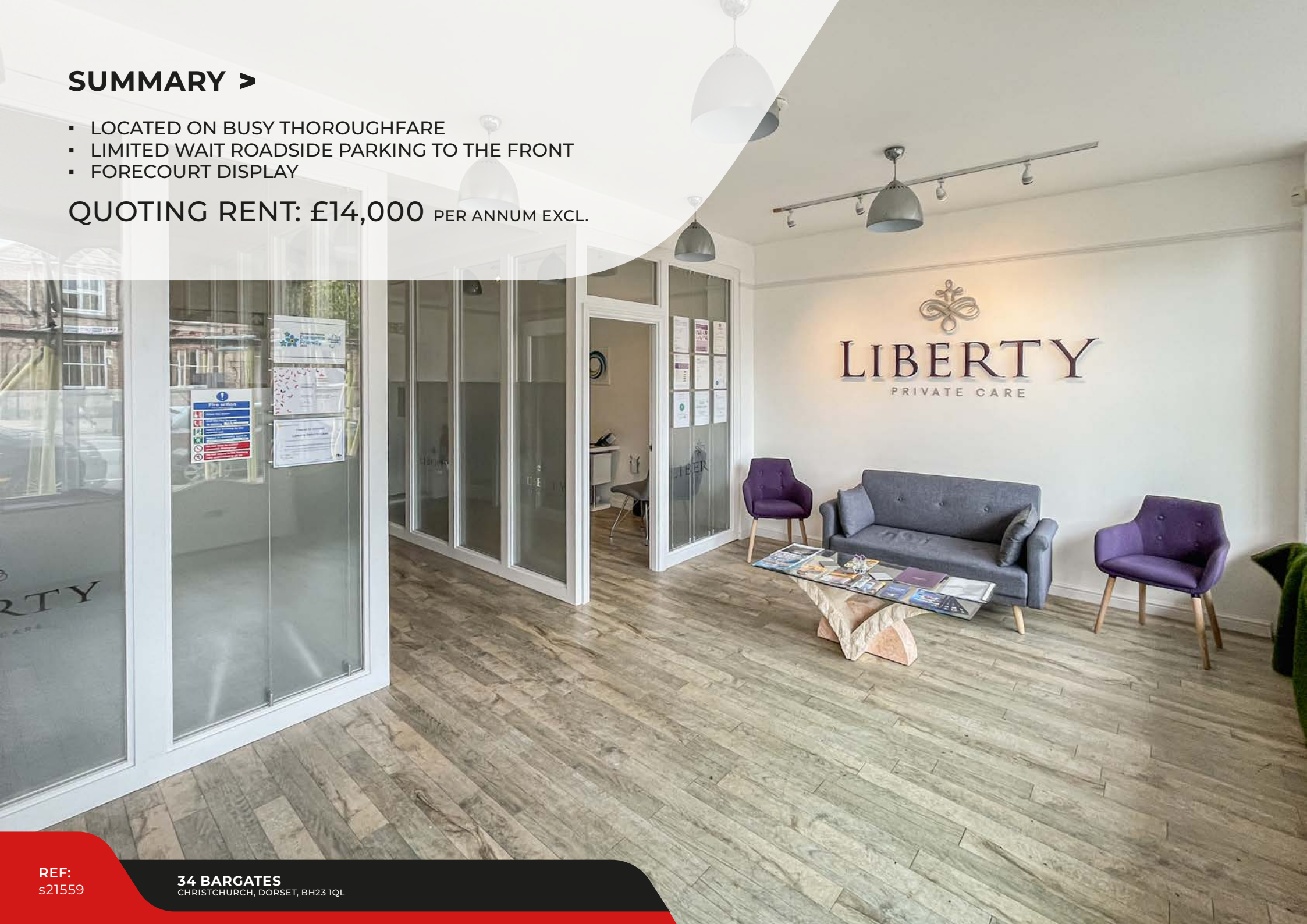
goadsby

34 BARGATES
CHRISTCHURCH, DORSET, BH23 1QL

SUMMARY >

- LOCATED ON BUSY THOROUGHFARE
- LIMITED WAIT ROADSIDE PARKING TO THE FRONT
- FORECOURT DISPLAY

QUOTING RENT: £14,000 PER ANNUM EXCL.



REF:
s21559

34 BARGATES
CHRISTCHURCH, DORSET, BH23 1QL

Location

The premises occupies a good trading position in Bargates which is characterised by a large variety of retail outlets/professional firms and catering businesses. Christchurch High Street is within a short distance where various retailers are represented along with branches of principal high street banks and building societies. Bargates carries a considerable volume of traffic being one of the principal routes to Christchurch Town Centre.



Description

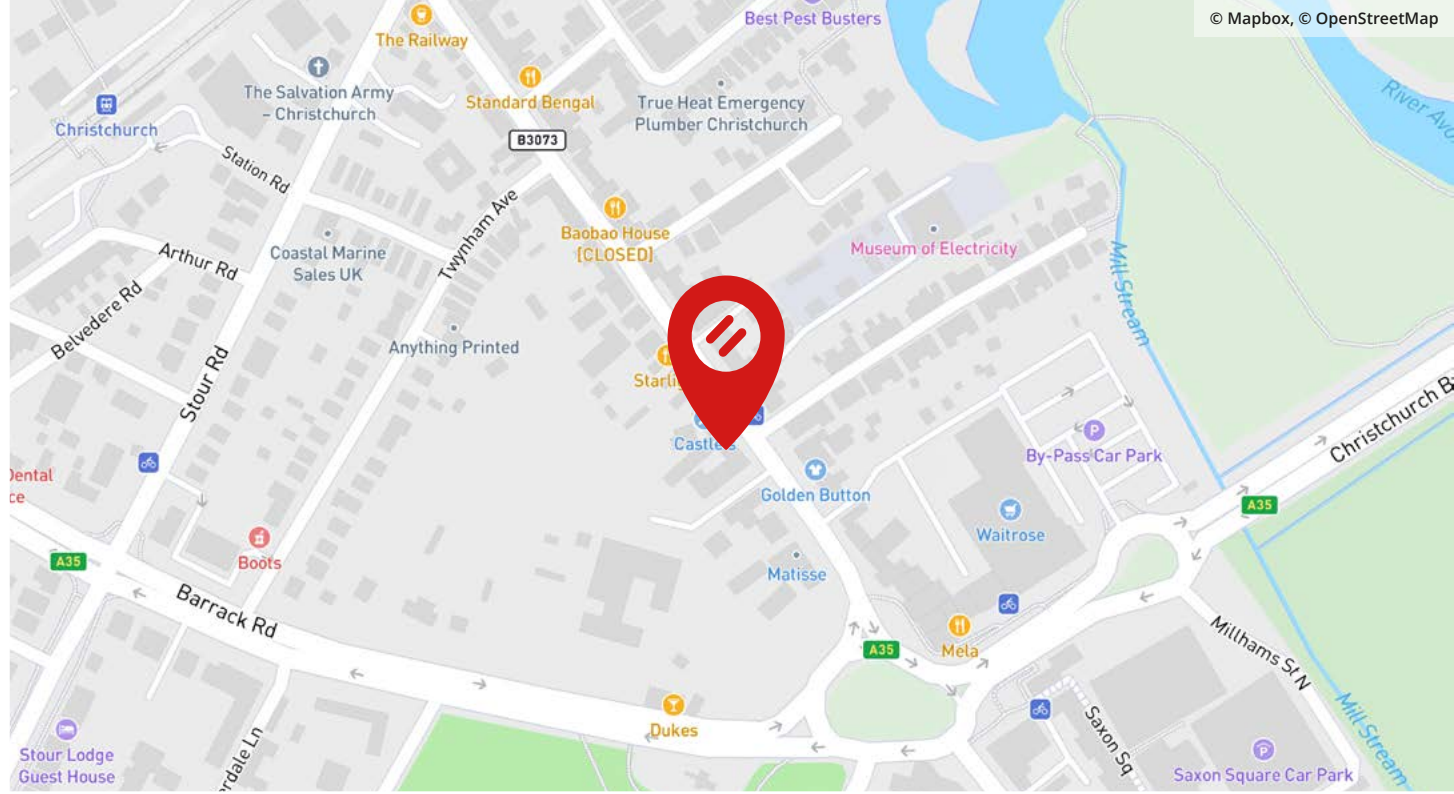
This well presented retail premises benefits from a main open plan sales area with ancillary storage to the rear. Also within this area is a small kitchenette and a WC with wash hand basin. The premises also benefits from a forecourt display.

Accommodation

	sq m	sq ft
Net sales area	58.79	633
Ancillary storage	13.88	149
Internal width	6.96m	22'8"
Shop depth	8.9m	29'2"

Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£14,000 per annum**, exclusive of all other outgoings.





Rateable Value

£12,250 (from 1.4.23)

Small business rates relief is available on properties with a rateable value of £15,000 or less (subject to conditions). Rates payable at 49.9p in the £ (year commencing 1st April 2022)

EPC Rating

C - 57

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



Grant Cormack

grant.cormack@goadsby.com
01202 550135 // 07776 217453

Edd Watts

edd.watts@goadsby.com
01202 550165 // 07968 299408



Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)