

TO LET

**TOWN CENTRE HOT FOOD
TAKEAWAY OPPORTUNITY**



RETAIL

goadsby

128-130 OLD CHRISTCHURCH ROAD
BOURNEMOUTH, DORSET BH1 1NU

SUMMARY >

- BOURNEMOUTH TOWN CENTRE LOCATION
- HOT FOOD TAKEAWAY OPPORTUNITY
- BENEFITS FROM A FITTED EXTRACTION SYSTEM
- PROMINENT POSITION ON OLD CHRISTCHURCH ROAD
- OCCUPIERS IN THE VICINITY INCLUDE SLUG & LETTUCE, TURTLE BAY, POPWORLD & CAMEO NIGHT CLUB

QUOTING RENT: £27,500 PER ANNUM EXCL.



REF:
s211187

128-130 OLD CHRISTCHURCH ROAD
BOURNEMOUTH, DORSET BH1 1NU

Location

The premises occupies a prominent and strong trading position on Old Christchurch Road, in the heart of Bournemouth Town Centre.

This particular section of Old Christchurch Road is in the vicinity of various bars, night clubs and restaurants, those being **SLUG & LETTUCE**, **TURTLE BAY**, **POPWORLD** and **CAMEO NIGHT CLUB**.



Description

The premises benefits from a ground floor sales area, with return frontage to both Old Christchurch Road and Fir Vale Road. The ground consists of a former kitchen/ serving area, a WC with wash hand basin and a store room to the rear. Accessed via an internal staircase is a basement consisting of a number of store rooms, 2 x cold stores and a W/C with wash hand basin. The premises benefits from a fitted extraction system.

Accommodation

Ground Floor

	sq m	sq ft
Sales Area	71.30	767
Store Room	4.39	47

Basement

Room 1	9.57	103
Plus Cold Store	7.76	84
Room 2	14.56	157
Plus Cold Store	5.06	54
Store Room 1	11.32	122
Store Room 2	7.60	82
WC With Wash Hand Basin	-	-





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 **£27,500 per annum**, exclusive of all other outgoings, payable quarterly in advance by standing order.

Rateable Value

£30,500 (from 1.4.23)

Rates payable at 49.9p in the £ (year commencing 1st April 2024)

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.

EPC Rating

C - 66

Legal Costs

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

Viewing

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



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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](#).

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)