

**TO LET**

**FORMER HOT FOOD  
TAKEAWAY PREMISES**

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



**117**  
Phone: 01305 311111

**Wob**  
Burgers  
Chicken Burgers  
Rites  
Delicious Wraps  
Sides  
Fresh Waffles & Desserts

**Kebab** Welcome To The Home Of Our  
Signature Ground Beef Burger  
**Pizza** ★★★★★

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**Gra**  
**FREE QUOTE**

**BOOK APPOINTMENT**

**SKY ROCKET  
YOUR BUSINESS  
WITH YOUR  
OWN WEBSITE!**

**WEBSITE DESIGN & SEO**

RETAIL



**117 BARGATES**  
CHRISTCHURCH, DORSET BH23 1QH

## SUMMARY >

- FORMER TAKEAWAY PREMISES
- AVAILABLE ON A NEW LEASE TERM TO BE AGREED
- LIMITED WAIT ROADSIDE PARKING TO THE FRONT OF THE PREMISES
- BENEFITS FROM A FITTED EXTRACTION SYSTEM

QUOTING RENT: £8,700 PER ANNUM EXCL.



REF:  
s230028

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## Location

The premises occupies a good trading position within Bargates which is characterised by a variety of retail outlets/professional firms and catering businesses. Christchurch High Street is within 0.5 miles where various retailers are represented along with branches of principal high street banks and building societies. Bargates carries a considerable volume of traffic, and is one of the principal routes into Christchurch Town Centre.

## Description

A former hot food takeaway premises, comprising of a front sales/serving area, with a kitchen and fitted extraction system.

To the rear of the unit is a storage/preparation area and a single WC with wash hand basin.

## Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

Sales Area	20.11 sq m	216 sq ft
Ancillary	12.17 sq m	130 sq ft
Basement	15.79 sq m	169 sq ft

## 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 **£8,700 per annum**, exclusive of all other outgoings.

## Fixtures/Fittings

The existing fixtures/fittings are available via separate negotiation.

## Rateable Value

£5,200 (from 1/4/23)

100% business rates relief available - (subject to conditions)



## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

## EPC

C - 75

## 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 sole 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](#).

### 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)