

# TO LET

## CLASS E OPPORTUNITY IN BUSY BOURNEMOUTH BUSINESS DISTRICT



RETAIL

goadsby

**1 MADERIA ROAD**  
BOURNEMOUTH, DORSET BH1 1AQ



## SUMMARY >

- ADJACENT TO CO-OP CONVENIENCE STORES
- SUITABLE FOR A VARIETY OF USES WITHIN USE CLASS E
- WELL PRESENTED THROUGHOUT
- THE PREMISES BENEFITS FROM SUBSTANTIAL FRONTAGE TO MADERIA ROAD

QUOTING RENT: £20,000 PER ANNUM EXCL.



REF:  
s271280

**1 MADERIA ROAD**  
BOURNEMOUTH, DORSET BH1 1AQ



## Location

The premises occupies a prominent position fronting Maderia Road in the Lansdowne district, approximately 0.3 miles from the A338 Wessex Way which provides dual carriageway links to the A31 and M27 beyond. The Lansdowne district is home to many companies in the financial services, digital and creative sectors as well as Bournemouth University and Bournemouth and Poole college.

Occupiers in the vicinity include **SPRINKLES**, **PAPA JOHNS**, **SUBWAY**, **TESCO EXPRESS** and **STARBUCKS**. A variety of independent occupiers are also represented, including **AROMA CAFÉ**, **SOHO BAGEL CO** and **WOK 2 GO**.

## Description

The premises comprises of a reception, 4 consultancy rooms and office/storage areas. The premises also benefits from 2 WCs with wash hand basin, DDA compliant WC and a kitchenette/ break out area.

A variety of uses would be considered.

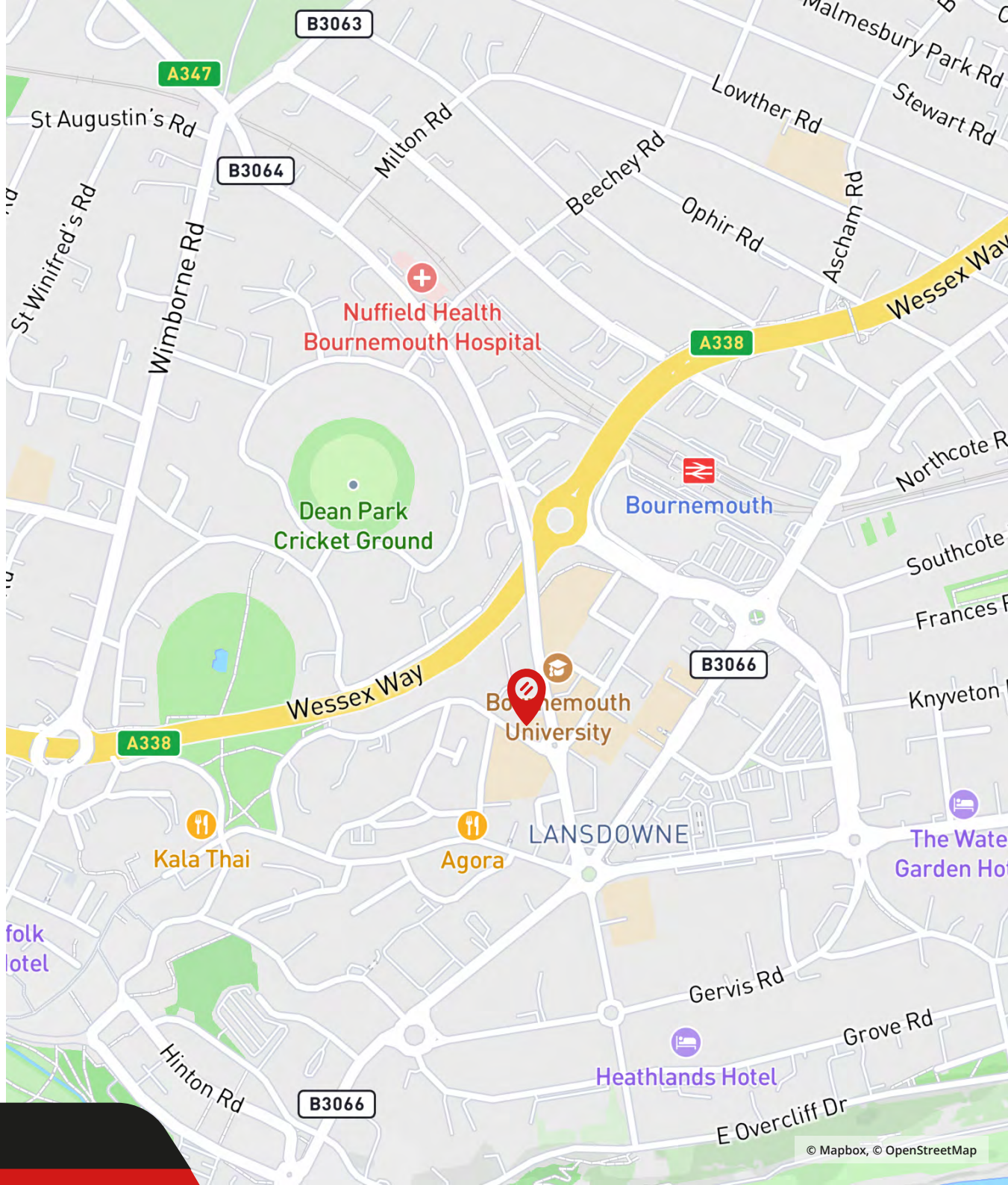
## Accommodation

The accommodation with approximately areas and dimensions are arranged as follows:

Reception:	26.86 sq m	289 sq ft
Consultancy Room 1:	15.62 sq m	68 sq ft
Consultancy Room 2:	11.63 sq m	125 sq ft
Consultancy Room 3:	11.75 sq m	126 sq ft
Consultancy Room 4:	5.86 sq m	63 sq ft
Office:	19.92 sq m	214 sq ft
Staff kitchenette/breakout area:	15.51 sq m	166 sq ft
Ancillary storage:	5.32 sq m	57 sq ft

2 WCs with wash hand basin in addition to 1 DDA compliant W/C

Net Internal Area:	124.36 sq m	1,338 sq ft
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## 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 **£20,000 per annum**, exclusive of rates, VAT and insurance premium, payable quarterly in advance by standing order.

## Rateable Value

**£17,250**

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

## EPC Rating

B - 46

## 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.

## Service Charge

We understand that the service charge is currently £800 per annum.

## Viewing

Strictly by prior appointment through the joint agents, Goadsby and Marchmont, 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)