

TO LET

# SUBSTANTIAL RETAIL/ LEISURE OPPORTUNITY

WITHIN ESTABLISHED BOURNEMOUTH SHOPPING CENTRE

31,900 SQ FT // 2,965 SQ M

FORMER WILKO, THE SOVEREIGN CENTRE

600 CHRISTCHURCH ROAD, BOSCOMBE, BOURNEMOUTH, DORSET BH1 4SX

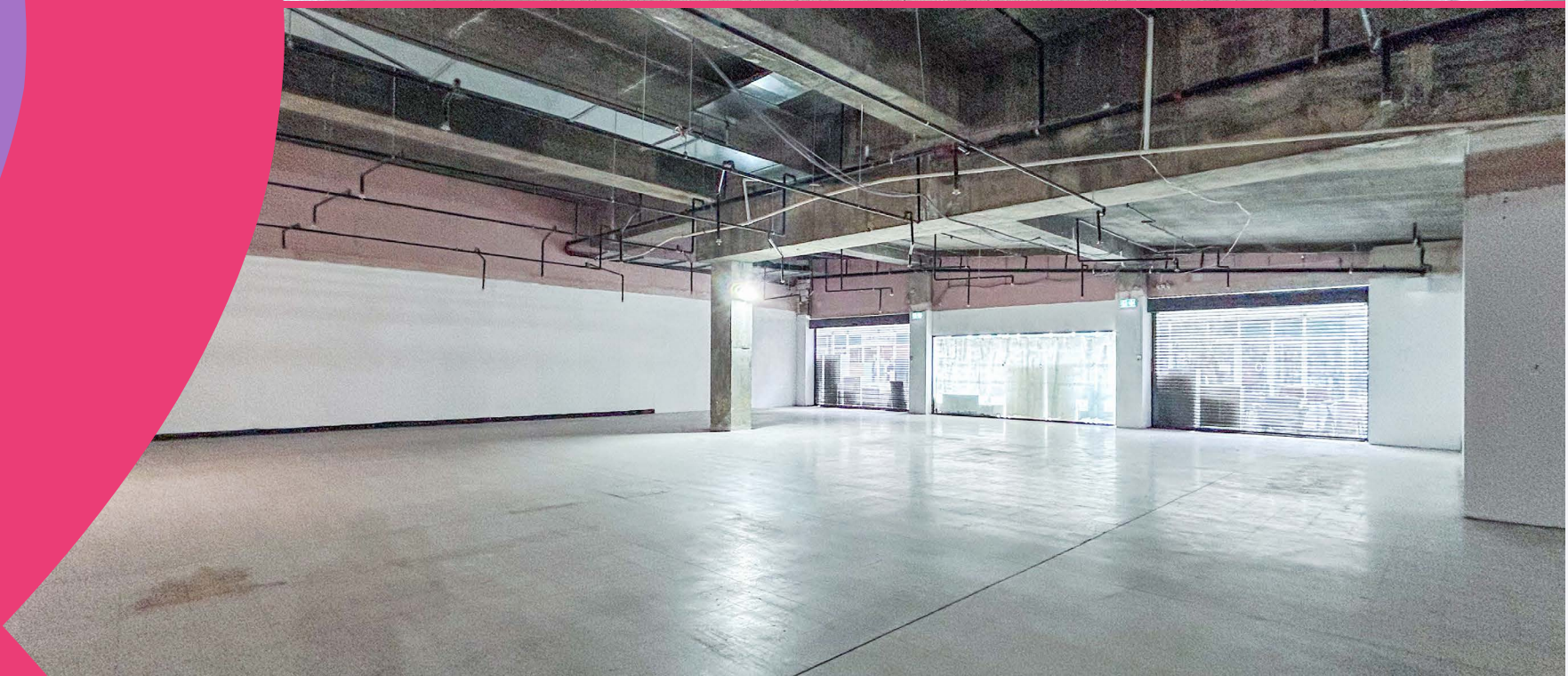
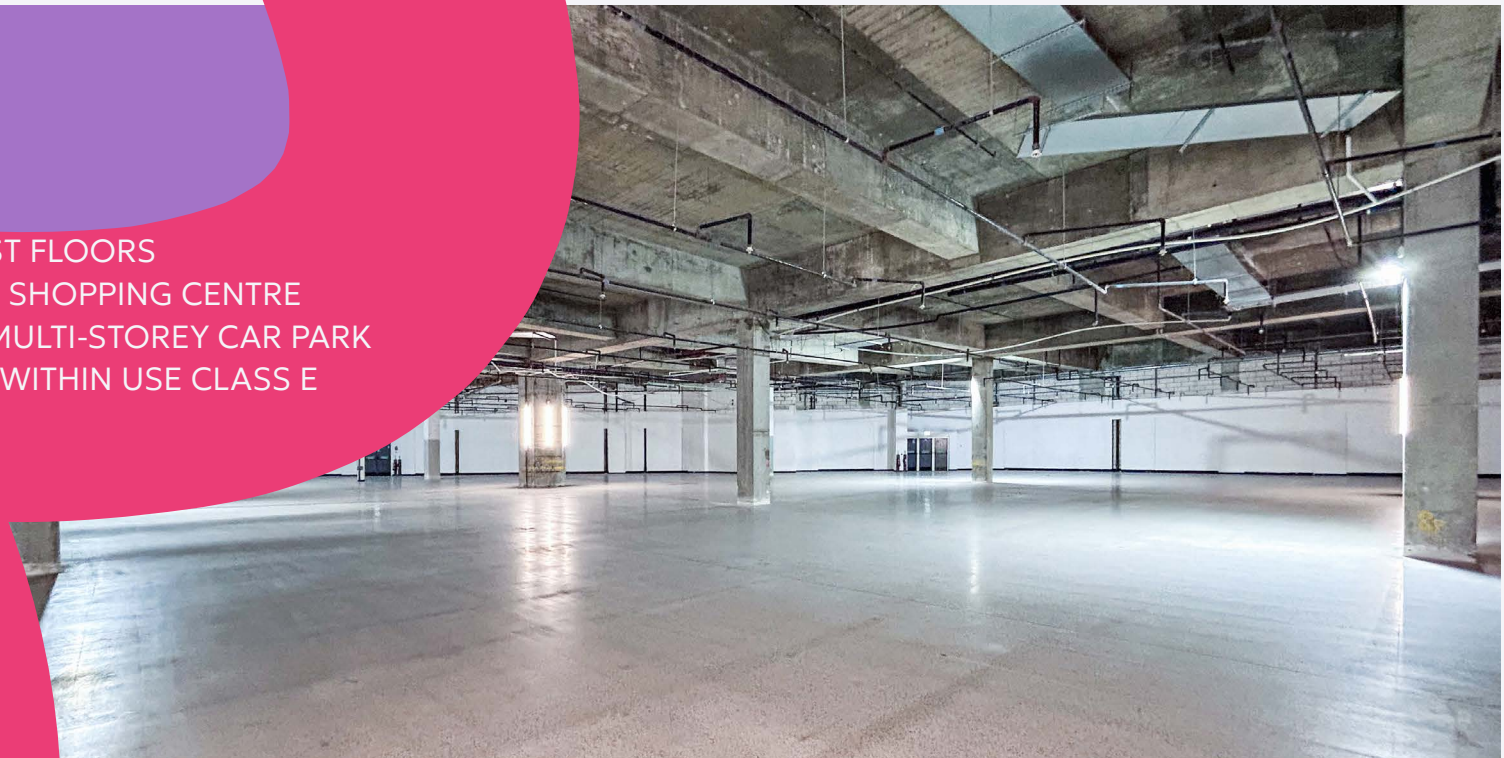
## SUMMARY

- AVAILABLE ON A NEW LEASE
- ARRANGED OVER GROUND & FIRST FLOORS
- FORMS PART OF AN ESTABLISHED SHOPPING CENTRE
- IN THE VICINITY OF A 625 SPACE MULTI-STOREY CAR PARK
- A VARIETY OF USES CONSIDERED WITHIN USE CLASS E

QUOTING RENT:

**£150,000**

PER ANNUM EXCLUSIVE





## LOCATION

- Located within the Sovereign Shopping Centre which is a vibrant retail/leisure destination in Boscombe, featuring a mix of national and independent businesses
- Located in the vicinity of a 625 space multi-storey car park
- Retailers within the shopping centre include Lidl, Savers, JD Sports, Sports Direct, EE and CEX
- Strong local catchment within a 5 minute drive time
- Annual footfall of around 5.2 million visitors per year



# DESCRIPTION

- The opportunity occupies a prominent anchor position within the shopping centre, offering a substantial footprint ideal for a variety of retail and/leisure uses
- The unit benefits from high visibility within the shopping centre and is arranged over the ground and first floors
- Provided in a shell condition

# ACCOMMODATION

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

Ground Floor	25,300 sq ft	2,351 sq m
First Floor	6,600 sq ft	613 sq m
<b>Total</b>	<b>31,900 sq ft</b>	<b>2,965 sq m</b>



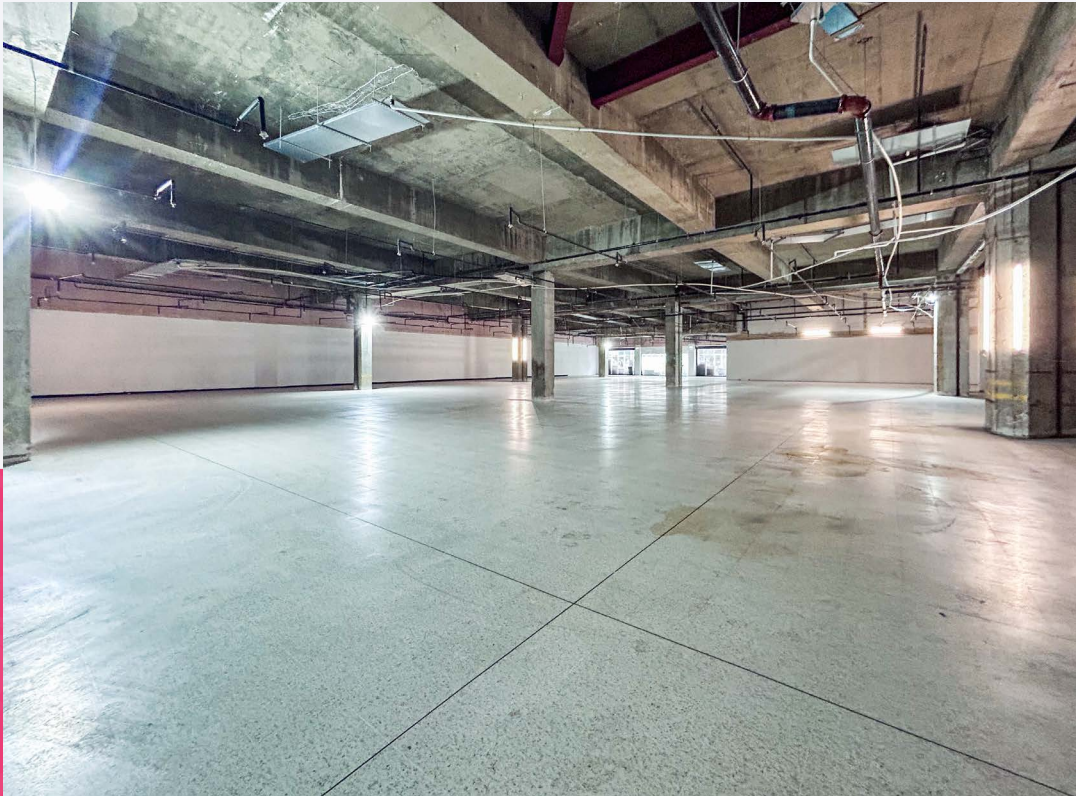
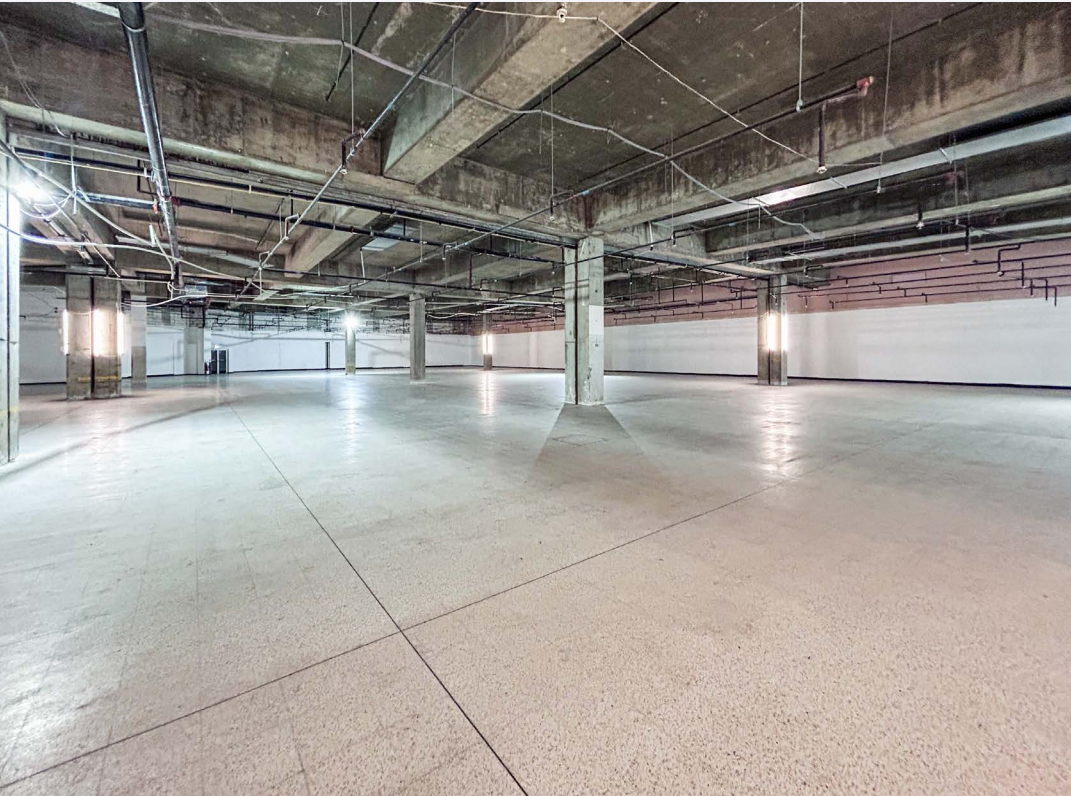
**6 metre**  
CEILING HEIGHT



**2x**  
GOODS LIFTS



**Dedicated**  
LOADING BAY





## TERMS

The premises are available to let by way of a new effective full repairing and insuring lease, term and rent review pattern by negotiation.

**Rent: £150,000 per annum, exclusive.**

## EPC RATING

C - 66

## RATEABLE VALUE

£133,000 (Rates payable at 49.9p in the £)

## SERVICE CHARGE

TBC

## 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.

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.

## VIEWINGS

Strictly by prior appointment through the agents, 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/tenant once a sale/letting 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/tenant once terms have been agreed.

### FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.