TO LET Prime Town Centre Building (Class E)

At

55 Avenue Road Bournemouth BH2 5SL

- **♦ Unique opportunity**
- ◆ Quality prime town centre Class E unit opposite Vodafone and abutting The Square
- **♦ Former Yellow Buses ticket office**
- ♦ 36'+ street frontage
- 582 sq ft
- Suite café, ice cream parlour, retail, office
- Rent £12,000 pax
- New lease
- No rates payable, subject to status







LOCATION

The property occupies a near prime location in the very heart of the Town Centre at the bottom of Commercial Road, opposite Vodafone, H Samuel, Deichmann and Boots the Chemist, adjacent The Square and overlooking the Lower Gardens to the rear.

ACCOMMODATION

Ground Floor

Main area

Internal width 36' max

Depth 14' 8"

Net area 582 sq ft

Currently partitioned to provide 2 offices and main public area.

Cloakroom / WC

Kitchen

Attributes include gas central heating, air conditioning, windows to front and rear







LEASE

The premises are offered by way of a new lease, terms to be agreed at a commencing rent of £12,000 pax subject to periodic rent reviews and on full repairing and insuring terms.

BUSINESS RATES source: www.voa.gov.uk

Rateable Value - £7,500 Small Business Rate Relief will apply, subject to status

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D
The full EPC and recommendations report are

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed **HERE**

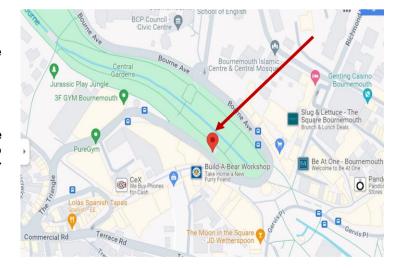
available on request.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:-



Steve Chiari stevec@nettsawyer.co.uk 01202 550245



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.