

## **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](http://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 available on request.

## 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](#)

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:-



Steve Chiari

[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)

01202 550245

