



3984

**TO LET**

**Prominent Modern Retail Unit  
with 30' + frontage**

**REDUCED**

**AT**

**127-129 Bargates  
CHRISTCHURCH  
BH23 1QH**



CHARTERED SURVEYORS    COMMERCIAL PROPERTY CONSULTANTS

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[www.nettleshipsawyer.co.uk](http://www.nettleshipsawyer.co.uk)

## **Location**

The shop is located in a highly prominent main road location on Bargates immediately opposite the junction with Stour Road. Christchurch Train Station is two minutes walk and Christchurch High Street, with its abundance of 'High Street names' only 5 minutes.

Bargates is a busy main thorough fare linking the A338 Spur Road with Christchurch and the east of the conurbation.

## **Shop**

Currently partitioned to provide main shop, disabled WC, kitchen and two store rooms.

Internal Width	30' 8"
Internal Depth	23' 3"
Net floor Area	714 sq ft

The shop benefits from two doorways onto Bargates and a further access from the side.

There is full gas central heating, suspended ceilings with inset lighting.

## **Lease**

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed, at a commencing rent of **£10,000 per annum exclusive**, subject to periodic reviews.

## **Rates**

Rateable value – £9,700 (April 2017)

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

## **Viewing**

Strictly by appointment with Sole Agents:

**Nettleship Sawyer**  
**FAO Stephen Chiari**  
e-mail: [stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)  
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## IDENTIFICATION

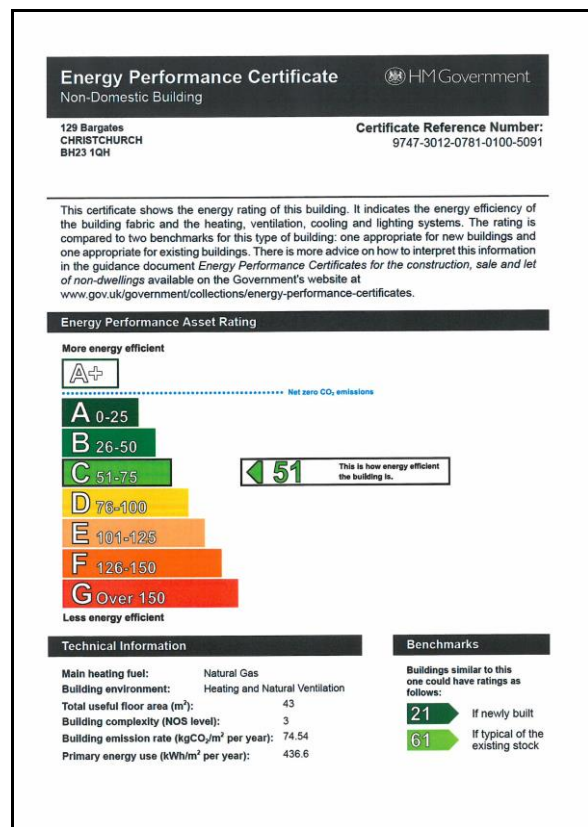
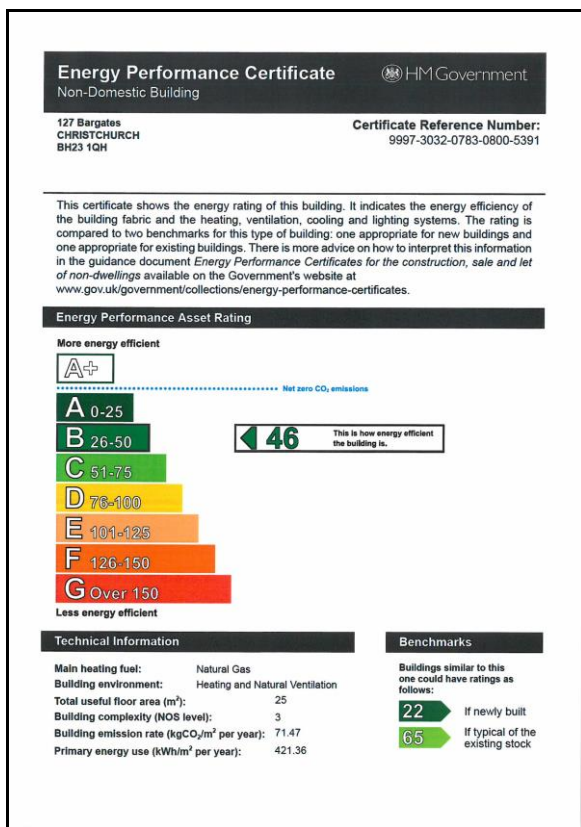
Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

## EPC Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.



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