

## TO LET

### Town Centre Shop with Retail Basement

at

14 Albert Road  
Bournemouth  
BH1 1BZ

**1,048 sq ft**

**£15,000 per annum exclusive**

- ◆ Attractive shop front
- ◆ Yards from Lower Old Christchurch  
Road



## LOCATION

The premises are situated on the northern side of Albert Road, which links Old Christchurch Road with Richmond Hill being only yards from the prime retail pitch of the pedestrianised section of Old Christchurch Road with its abundance of multiple retailers.

## ACCOMMODATION

The premises comprise a shop with attractive recessed entrance lobby, WC at the rear and wide stairs to the retail basement. Doors from the rear of the basement lead to a rear courtyard.

The accommodation has the following approximate areas:

### Ground floor

#### Shop

Internal Width	15' 2" max
Depth	37'3"
Net Retail Area	516 sq ft



### Cloakroom/WC

<u>Basement</u>	453 sq ft
Stockroom 1	43 sq ft
Stockroom 2	36 sq ft

## LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at commencing rent of **£15,000** per annum exclusive subject to periodic reviews.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £13,500 (April 2017)

## LEGAL COSTS

The ingoing tenants will be required to cover the landlord's reasonable legal costs incurred in the letting.

## ENERGY PERFORMANCE CERTIFICATE

Assessment - Band C (51 )

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.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through Sole Agent:-

**Contact – Stephen Chiari**

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