

SHOP TO LET (338 ft²)

798a Christchurch Road
Boscombe
Bournemouth
BH7 6DD

- ◆ Busy location on main thoroughfare
- ◆ Shop and store – 338 sq ft
- ◆ Immediate occupation available
- ◆ Rent only £105 per week
- ◆ New lease
- ◆ No rates (subject to status)



LOCATION

The property is situated on this busy main thoroughfare (A35) in an established commercial position between the junctions with Gloucester Road and Somerset Road and opposite Parkwood Road.

The immediate vicinity boasts an eclectic mix of specialist and independent retailers.

There is on street car parking opposite on Christchurch Road.

ACCOMMODATION

Shop

Internal Width – 9'7"

Depth 23'8"

Stockroom – 111 sq ft

Total net floor area – 338 sq ft

Cloakroom/WC

LEASE

The premises are offered by way of a new lease, terms to be agreed at a commencing rent of **£5,500** per annum exclusive subject to periodic reviews.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable value: £2,700 (1 Apr 2017)

Small Business Rates Relief may apply

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (70).

The full EPC and recommendations report are available on request.

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

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 joint sole agents:-



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