

TO LET

(Due to relocation)

Ground Floor Commercial Unit in Bournemouth's Premier Leisure Destination

Unit UG5
Exeter Crescent
Bournemouth BH2 5AU

- ◆ 1011 sq ft
- ◆ Air conditioning
- ◆ Raised floor
- ◆ Fibre internet
- ◆ CCTV / Sprinkler System



LOCATION

Bournemouth is one of the UK's premier seaside resorts and is a thriving tourist destination. Bournemouth also benefits from a substantial and growing student population with over 20,000 students attending the university.

Bournemouth has seen substantial inward investment recently and this includes two newly constructed Hilton Hotels both of which are located opposite the BH2 Leisure Complex.

The BH2 leisure scheme is located in the heart of the town close to the prime retail zone and adjoining the Lower Gardens which link to the nearby sea front.

DESCRIPTION

The leisure complex comprises 115,000 sq ft (10,683 sq m) of retail and leisure space arranged over 5 levels.

Anchored by a 10 screen, 2,000 seat Odeon multiplex cinema and 17 family orientated branded restaurants.

These include Chiquito, Prezzo, Pizza Express and Nando's alongside many others.

The premises were fitted out during the summer of 2018 and includes contemporary full height glazed shopfront with tinted glass and has double entrance doors. The unit has been fitted to a high standard and the features include:

- ◆ Air Conditioning
- ◆ Accessible WC
- ◆ Burglar alarm
- ◆ Ceiling mounted cable trays
- ◆ Audio/video system featuring 9 screens
- ◆ Wired fire alarm system
- ◆ Sprinkler system
- ◆ Fibre internet
- ◆ CCTV
- ◆ Raised floor

ACCOMMODATION

The accommodation with approximate areas is as follows:

Double fronted Unit

Internal Width (max)	28'6"	(8.69m)
Internal Depth (max)	54'4"	(16.56m)

Gross Internal Area 1,011 sq ft (93.95 sq m)

Ancillary storage space above store and WC

Outside: Rear loading via loading bay and goods lift

LEASE

The premises are held on the residue of a full repairing and insuring lease for a term of 10 years commencing 24 June 2018.

The current rent is **£34,000** per annum exclusive and the lease provides for a single rent review on 24 June 2023.

The tenant has an option to break the lease on 24 June 2023 subject to giving the landlords not less than six months prior written notice.

RENT DEPOSIT

We understand that a rent deposit equivalent to six months rent is held by the landlords.

SERVICE CHARGE

The tenant is liable for a service charge in respect of repair, maintenance, cleaning, lighting and heating etc of the common areas together with the promotion of the BH2 complex. The 'on-account' service charge is currently levied at £1,808 plus VAT per quarter.

PREMIUM

Offers are invited for the leasehold interest together with fixtures, fittings and equipment as may be required

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

Rateable Value - £45,250.

LEGAL COSTS

The assignee is to bear the assignors reasonable legal costs incurred in the transaction together with those of the landlord.

ENERGY PERFORMANCE CERTIFICATE

Assessment Band: B (39) 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.



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, UTILITIES 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.

VIEWING AND FURTHER INFORMATION

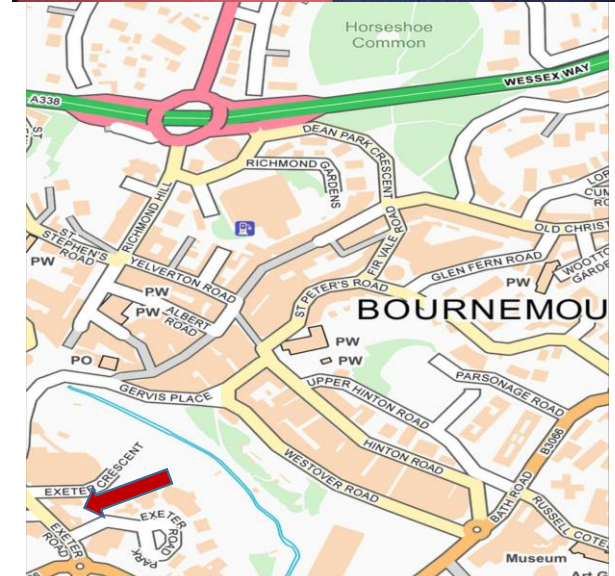
Strictly by appointment through Agent:-

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