

# TO LET

(By way of Sublet)  
Former Bank Premises

89/91 Charminster Road

Charminster

Bournemouth

BH8 8UH

A2/A1 Use 2096 sq ft

**£20,000 per annum exclusive**



## LOCATION

The former Bank premises occupy a very central location in the very heart of this bustling cosmopolitan suburb approximately 1.5 miles to the north of Bournemouth Town Centre.

This part of Charminster Road has a good mix of shops, (including Tesco Express and Corals Ladbrokes), bars restaurants and professional office users and benefits from being on a main bus route, having on street car parking and a densely populated immediate vicinity.

## ACCOMMODATION

The accommodation is arranged as follows:-

Ground floor	
Main shop / office	
Internal Width	39' max 35'3" min
Depth	58'9" max 49'4" min

Ladies and gents cloakrooms  
Net Floor Area – 2,030 sq ft  
Cellar / Store – 66 sq ft

### Outside

Yard area

## TENURE

The premises are offered by way of sublease expiring 28<sup>th</sup> February 2022 at a rent of **£20,000** per annum exclusive.

NB. Our client may also consider assignment of their existing 10 year full repairing and Insuring lease from February 2012

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

Rateable Value £31,250 (1 April 2017)

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (82).

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 the agents:-



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