NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

Newly refurbished A1/A2 Retail / Office Unit

101 Old Christchurch Road
Bournemouth
BH1 1EP

- Near prime location in pedestrianised section of Bournemouth Town Centre
- Suit retail or professional office
- Ready for occupation
- Ground floor - 940 sq ft
  Basement sales - 517 sq ft
  Total - 1457 sq ft
- New lease
- Rent - **£30,000** per annum exclusive
- Lease terms to be negotiated

01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

These attractive premises occupy a good position on the periphery of Bournemouth Town Centre in the pedestrianised lower section of Old Christchurch Road, in a conservation area and close to the Halifax Bank and Hays Travel and nestling in amongst an established number of other retailers, estate agents, building societies and other professional office occupiers.

ACCOMMODATION

Ground floor shop

Gross Frontage	20' 7"
Internal Width	15' 7"
Internal Depth	19'5"
Depth	50'

Net floor area 825 sq ft

Wide feature staircase to basement

Kitchen / staffroom	82 sq ft
Store	33 sq ft

Ladies & Gents Cloakrooms

Basement 517 sq ft

LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of **£30,000** per annum exclusive, subject to periodic reviews.

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

Rateable value - £28,250

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (93).

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 agents:-

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