

TO LET

Modern Shop/Office

at

871 Christchurch Road
Boscombe
Bournemouth
BH7 6AT

- ◆ Busy main road location adjacent bus stop
- ◆ On street car parking
- ◆ Modern Unit
- ◆ 29' street frontage, 22'6" window frontage
- ◆ Double fronted unit of 310 sq ft
- ◆ Would suit shop/office
- ◆ Rent only **£5,500** per annum exclusive
£105.76 per week
- ◆ No rates, subject to status



LOCATION

This modern retail / office unit occupies a secondary location on this busy main thoroughfare, Christchurch Road (A35) being a main arterial road between the junctions with Queensland Road and Rosebery Road, with a main bus stop adjacent.

ACCOMMODATION

GROUND FLOOR

Shop

Internal Width 27'
Depth 8' 7" min
15' 5" max
Net Floor Area 310 sq ft

Cloakroom/WC

Kitchenette

with base unit and fitted sink

LEASE

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

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

Rateable value - £4,000
Small Business Rates Relief will apply (subject to status)



Planning

The property has existing use as an A1 shop, therefore under Permitted Development A2 office is also permitted.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (57).

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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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.