

TO LET

Well located
A2 / A1 Office / Shop

at

726 Christchurch Road
Boscombe
Bournemouth
BH7 6BZ

- ◆ Prominent location on this main arterial road.
- ◆ Opposite junction with Crabton Close Road
- ◆ 444 sq ft Shop / Office
- ◆ 21'+ street frontage
- ◆ Rent - **£7,200** per annum exclusive (£600 per calendar month)
- ◆ New lease
- ◆ No business rates (subject to status)



LOCATION

This property is situated on this busy main arterial road approximately 200 yards from Boscombe pedestrian precinct in a prominent location opposite the junction with Crabton Close Road.

There is a good mix of retailers, professional office and A3 occupiers within the immediate vicinity and car parking is available in adjoining roads.

Christchurch Road is a main bus route.

ACCOMMODATION

Ground floor shop

Internal Width 20' 2"
Depth 27' 3" max
13' 2" min

Net Floor Area 444 sq ft
(currently partitioned to form main shop and private office)

Kitchen

With stainless steel sink unit
Cupboard under

Cloakroom/WC



LEASE

The premises are offered by way of a new lease, terms to be agreed at a commencing rent of **£7,200** per annum exclusive.

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

Rateable value - £6,400
Small Business Rates Relief will apply (subject to status)

ENERGY PERFORMANCE CERTIFICATE

Commissioned

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: -



Steve Chiari
stevec@nettsawyer.co.uk
01202 550245

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.