

TO LET

Retail Unit

at

**92 Poole Road
Westbourne
Bournemouth
BH4 9EF**

- ◆ Sought after location in very heart of bustling, affluent Bournemouth suburbs
- ◆ Adjacent Iceland and close to Boots and M&S Food
- ◆ Retail / Store area of 642 sq ft
- ◆ Available on a sub-lease (or assignment, subject to status)
- ◆ Rent £20,500 per annum exclusive
- ◆ Sole Agents



LOCATION

The property occupies a central location in the very heart of this bustling, affluent suburb being immediately adjacent to the Iceland Food Store and close to Starbucks, Loungers, Boots, A-One Insurance and M&S Food.

Westbourne's central bus stop is immediately outside.

Westbourne is situated approximately one mile to the west of Bournemouth Town Centre and has a good mix of established local traders and National Multiples.

There is limited on street car parking throughout Westbourne Centre.

ACCOMMODATION

Ground Floor

Shop

Internal Width 15'8"

Depth 41'

Retail Floor Area 642 sq ft

This area is currently studwork partitioned at 25' 3" depth to provide a shop of 395 sq ft and the remainder storage.

Cloakroom / WC



LEASE

The premises are offered by way of a new full repairing and insuring sub-lease to December 2024 at a rent of **£20,500** per annum exclusive WITHOUT REVIEW. Further terms to be agreed.

NB

Subject to status our clients may consider assigning their leasehold interest which is a 15 year full repairing and insuring lease from 25/12/2014 at a commencing rent of **£20,500** per annum exclusive, subject to 5 year rent reviews and a tenant break clause in December 2024.

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

Rateable value – £19,000 (April 2023)

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band D

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

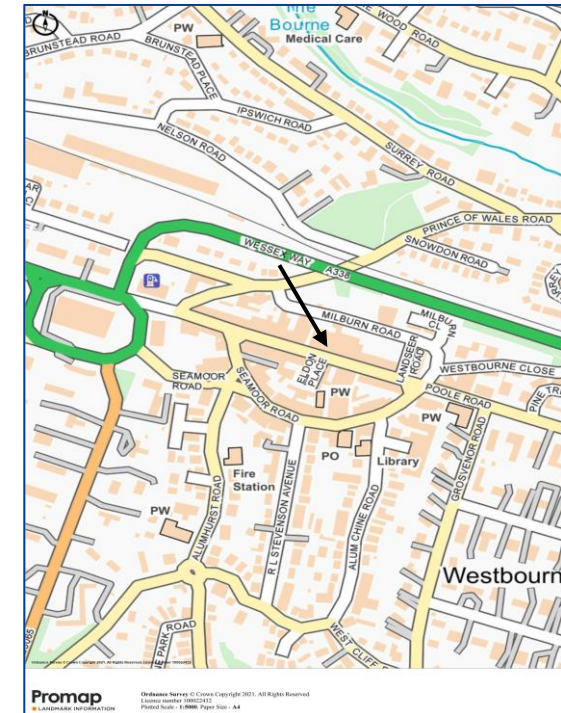
We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents: -



Steve Chiari
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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.