

# SHOP TO LET

(By way of lease assignment)

Central Westbourne

at

63 Poole Road

Westbourne

Bournemouth BH4 9BA

- ◆ Most attractive shop on main thoroughfare in bustling, affluent suburb of Westbourne
- ◆ Retail Area of 668 sq ft  
Useable basement retail/store – 431 sq ft
- ◆ 21' Street frontage
- ◆ Excellent condition throughout
- ◆ Assignment of a 10 year lease from September 2022. Tenant break clause September 2027.
- ◆ Rent £18,000 per annum exclusive
- ◆ Sole Agents



## LOCATION

The property occupies a sought after location at the eastern end of Poole Road in the heart of this popular affluent Bournemouth suburb being approximately 1.5 miles from Bournemouth Town Centre.

The immediate vicinity has a good mix of established local traders and national multiples including Tesco Express, Harvey Jones Kitchens, Loungers (Circo Lounge), Hays Travel and Boots.

Westbourne centre benefits from limited on street parking virtually throughout.

## ACCOMMODATION

### Ground floor

#### Shop

**Internal Width** 18' 1" max

**Depth** 39'2"

**Net Retail Area** – 668 sq ft

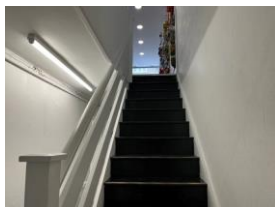
**Wide staircase to**

**Basement (retail/storage)**

**comprising cloakroom /**

**WC and two further rooms**

**providing 431 sq ft of useable space**



## LEASE

The premises are offered by way of an assignment of an existing full repairing and insuring lease of 10 years term from September 2022, at a commencing rental of **£18,000** per annum exclusive, subject to an upward only review at the end of the 5<sup>th</sup> year.

There is a tenant only break clause at the end of year 5 of the lease term.

Any incoming tenant will be expected to pay a 3 month rent deposit.

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

Rateable value - £19,750 (April 2023 to present)

### **ENERGY PERFORMANCE CERTIFICATE**

Assessment - Band E (Pre-shop fit out)

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.

## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents: -



Steve Chiari  
[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)  
01202 550245



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