

# TO LET

## Double Shop / Office

At

**107 / 109 Belle Vue Road  
Southbourne  
Bournemouth  
BH6 3DJ**

- \* Street frontage of over 35' on busy main road.
- \* Suitable for office or retail, Class E
- \* Ground floor – 832 sq ft  
Basement – 145 sq ft
- \* On street parking adjacent
- \* New Lease
- \* Rent - £10,800 pax



## LOCATION

The property is situated in an established local parade close to the Southbourne Crossroads midway between Southbourne and Tuckton and Hengistbury Head.

Belle Vue Road is a main bus route, offers on street car parking adjacent the subject property and has a good mix of other retailers and catering establishments and various café's, takeaways and restaurants.

## ACCOMMODATION

### Shop / Office (Two interlinking units)

Internal Width 35' 3"

Depth 26' max

Net Retail Area 832 sq ft

### Cloakroom / WC

### Kitchenette

### Basements

107- 145 sq ft  
(stair access)

109 - 185 sq ft  
(trap door access)  
(not inspected)

## LEASE

The premises are offered by way of a new lease, terms to be agreed at a commencing rent of £10,800 per annum exclusive subject to periodic reviews.

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

Rateable values -

107 - £4,950

109 - £4,950

## ENERGY PERFORMANCE CERTIFICATE

Re-commissioned  
Formerly an E

## 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 Nettleship Sawyer: -

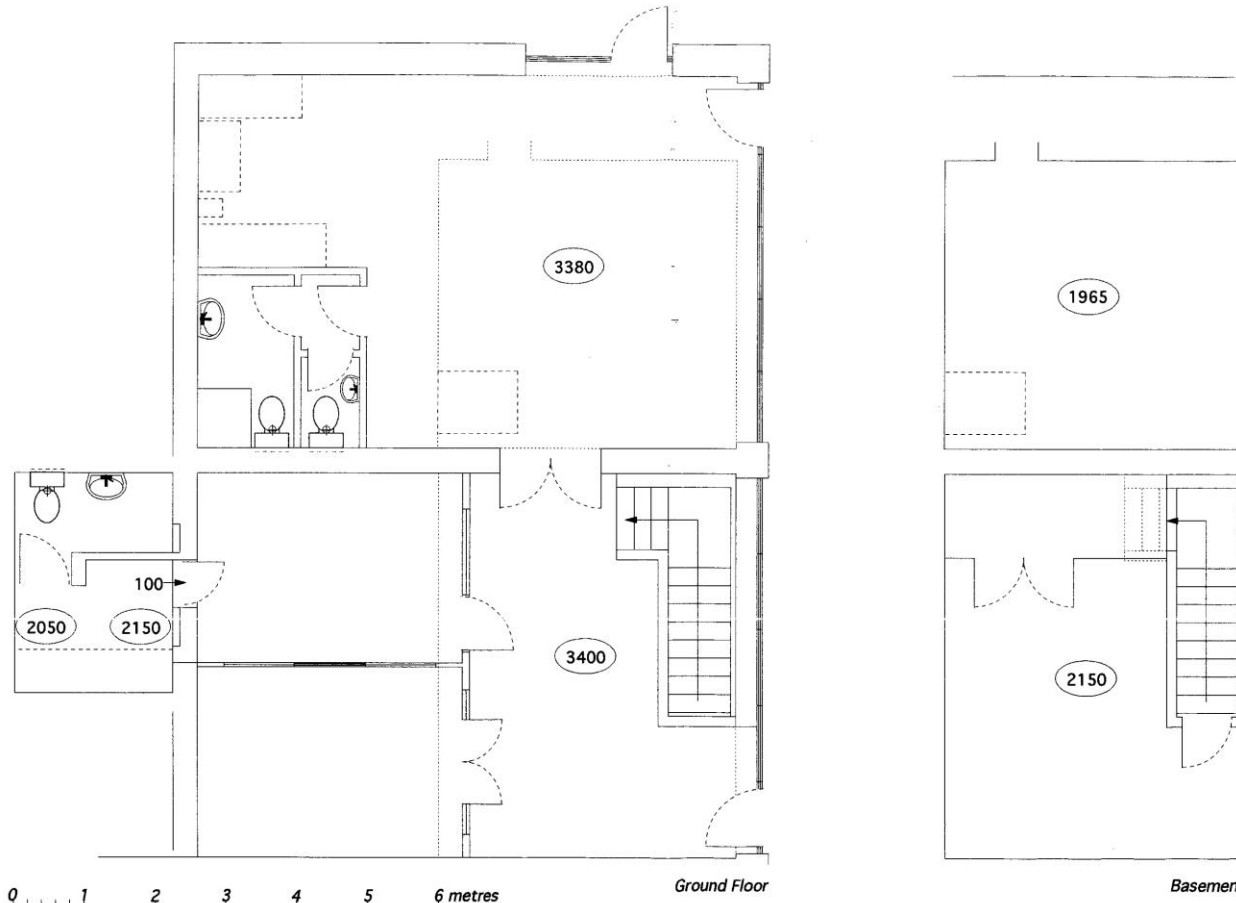


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THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, 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.



13 February 2009  
CONSULTATION  
7-2009-2605-R  
107-109 Belle Vue Road

NOTE: No dimension to be omitted. All dimensions to be checked on site and any discrepancy to be reported before commencement of any work.		© COPYRIGHT 2009 Ian C. Speirs & Associates	DATE January 2009	PROJECT No. 02 : 2009	PROJECT Proposed Change of use at 107/109 Belle Vue Road, Southbourne. BH6 3DJ	DRAWING NO. 2	REV.
DRAWN ICS	SCALES 1:100	TITLE Existing Floor Plans					

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