

TO LET

Shop / Office (Class E)

at

172 Tuckton Road
Tuckton
Bournemouth
BH6 3JX

- ◆ Prominent position in popular local suburb.
- ◆ Attractive double fronted unit
- ◆ 18' Street frontage
- ◆ Shop / Office – 314 sq ft
- ◆ 9' deep forecourt
- ◆ Class E use
- ◆ Rent - £7,900 pax
- ◆ No rates payable (subject to status)



Reference: SGC/30157

LOCATION

The unit is situated adjacent the junction with Danesbury Avenue in the centre of this popular, affluent suburb serving the residential areas of Tuckton, Southbourne and Ilford.

Tuckton shopping centre is located midway between Southbourne and Christchurch and is well represented with a good mix of local specialist retailers, professional office users, cafes and restaurants together with a Tesco Express or Nisa.

Tuckton does benefit from on-street car parking on Tuckton Road and adjoining roads.

ACCOMMODATION

Shop

Street frontage 18'

Internal Width 15' 8" max

Depth 21'

Net Floor Area 314 sq ft

Kitchen / store

Cloakroom / WC

Outside

Forecourt of approx. 9' depth



LEASE

The premises are offered by way of a new lease for a term of 6 years at a commencing rent of £7,900 pax, subject to a fixed increase at the end of the 3rd year to £8,900 pax. The tenant will have the benefit of a break clause at the end of the 3rd year upon 6 months prior notice.

There is a fixed service charge contribution of £250 per annum for the upkeep of the exterior of the building.

Rent Deposit – the equivalent of 3 months rent is required.

LEGAL COSTS

The incoming tenant will be expected to pay the landlords reasonable legal costs of £1,000 plus VAT in the drawing up of the new lease.

PLANNING

Use Class E – retail, office, medical

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band E

The full EPC and recommendations report are available on request.

RATEABLE VALUE (source: www.voa.gov.uk)

£7,200 (Apr 2023)

The property will qualify for 100% small business rate relief, subject to status

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 Agents:-

Contact – Stephen Chiari

stevec@nettsawyer.co.uk / 01202 550245



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