

LOCK UP SHOP TO LET

At

**715 Christchurch Road
Boscombe
Bournemouth
BH7 6AF**

- ◆ Secondary location on busy main arterial road and bus route
- ◆ Prominent site between Crabton Close Road, Heathcote Road and opposite Portman Road
- ◆ Shop of 545 sq ft
- ◆ Cloakroom / WC
- ◆ New lease
- ◆ Rent only £125 per week
- ◆ No rates payable, subject to status



LOCATION

The property occupies an established secondary location on this busy main thoroughfare between the junctions with Heathcote Road and Crabton Close Road on the southern side of Christchurch Road. Other occupiers within the vicinity includes Fludes carpets (adjacent and opposite) Palmer Snell and Pizzagogo and the pedestrianized section of Christchurch Road is only 100 yards away.

ACCOMMODATION

Shop

Internal Width 19' (front)
9' (rear)

Depth 38' 7"

Net Retail Area 545 sq ft

Cloakroom / WC



LEASE

The premises are offered by way of a new lease, terms to be agreed at a commencing rent of **£6,500**, subject to periodic reviews.

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

The rateable value is £10,000 (April 2023)
Small Business Rate Relief will apply, subject to status.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C
The full EPC and recommendations report are available on request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

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:-



Contact – Stephen Chiari

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