# **SHOP TO LET**

# **Boscombe Centre**

at

# 561 Christchurch Road Boscombe Bournemouth BH1 4AH

- ◆ Former Carphone Warehouse shop in high profile location opposite McDonalds and on the edge of pedestrianized section
- ♦ 1,228 sq ft retail area
- ♦ On-site car space
- **♦ Shell specification**
- ♦ New lease by negotiation
- ♦ Rent £23,000 per annum exclusive
- ♦ New electric roller shutter
- ◆ Sole Agents







#### LOCATION

The property occupies a prime High Street location at the western end of the pedestrianised precinct being immediately opposite McDonalds and the junction with Palmerston Road and close to a number of other High Street names and local retailers. Boscombe is a popular established suburb approximately 2 miles east of Bournemouth town centre with good car parking and being on a main bus route.



#### **Ground floor shop**

Internal Width 19' 6" Internal Depth 63' 3

Net Retail Area 1228 sq ft

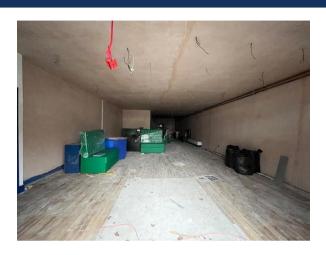
#### **Outside**

Rear access off Roumelia Lane and one on- site car space.

#### **LEASE**

The premises are available by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of £23,000 pax subject to periodic reviews.

All figures are exclusive of VAT, if applicable.



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

To be re-assessed Part small business rates relief may apply, subject to status.

### **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 stevec@nettsawyer.co.uk 01202 550245

#### **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** 

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, UTILILTIES 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.

Reference: 30100/SGC



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