

TO LET **REDUCED**

Modern Shop

At

2 Calendula Place
752-778 Christchurch Road
Boscombe
Bournemouth
BH7 6DE

- * Busy main road location
- * Modern shop in purpose built development
- * 374 sq ft net floor area
- * Gas central heating
- * New lease
- * Rent – ONLY £7,000 pax plus VAT
- * No rates payable, subject to status



LOCATION

The shop forms part of the Calendula Place development, a modern, attractive development of ground floor commercial units with flats over between the junctions with Wolverton Road and Gloucester Road on this busy main arterial road approximately 2 miles east of Bournemouth Town Centre, on a main bus route and with limited on-street car parking adjacent.

There is a good mix of retailers, cafes / restaurants and professional / office occupiers within the immediate vicinity.

ACCOMMODATION

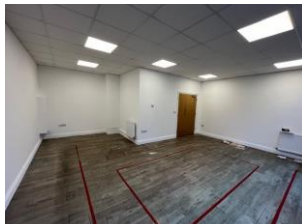
Shop

Internal width 21' max
Depth 22 max
14'5" min



Net Retail Area 374 sq ft

Cloakroom/WC



Rear service yard

LEASE

The premises are offered by way of a new lease, term to be agreed at a commencing rent of **£7,000** per annum exclusive plus VAT, subject to periodic reviews.

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

Rateable Value - £7,000
Small Business Rates Relief will apply, subject to status

ENERGY PERFORMANCE CERTIFICATE

Assessment Band - Band B

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 Nettleship Sawyer:-

Contact – Stephen 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, 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.