

SHOP TO LET

At

**83 Coombe Avenue
Bournemouth
BH10 5AB**

- ◆ Prominent corner location opposite Hill View Parade and next door to Hill View Primary School
- ◆ Serves densely populated immediate vicinity and on main bus route
- ◆ 358 sq ft shop / office with forecourt, Class E
- ◆ Formerly a coffee shop
- ◆ New lease
- ◆ Rent only £600 pcm
- ◆ No rates, subject to status



LOCATION

The premises occupy a prominent corner location at the junction of Coombe Avenue with Hill View Road adjacent Hill View Primary Academy School and opposite the popular local shopping parade known as Hill View Parade which includes the local Post Office and a Premier Convenience Store.

Coombe Avenue is on a main bus route and the premises serve the densely populated immediate vicinity of Redhill, Ensbury Park, Northborne and Kinson.

ACCOMMODATION

Dual frontage to both Coombe Avenue and Hill View Road.

Shop

Internal width 16'3" max
11'2" min
Depth 27' max
Net floor area 358 sq ft

Cloakroom / WC

Forecourt

NB. The premises are currently equipped as a coffee shop and all fixtures and fitting are available for separate purchase



LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of £7,200 pax subject to periodic review, further terms to be negotiated.

BUSINESS RATES source: www.voa.gov.uk

Rateable Value - £4,400
Small Business Rate Relief will apply, subject to status

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

The incoming tenant will be required to pay the landlords legal costs of £850+VAT incurred in the drawing up of the new lease.

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 the sole agent:-



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