# **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.

### <u>Shop</u>

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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THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILITIES SUPPLIES AND RATES LIABILITY. WOULD 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.