



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## **BURLINGTON HOUSE, FIRST FLOOR, UNIT 4A, BOURNEMOUTH, BH1 2HZ**



### **Town Centre Shop TO LET**

- Class E (Retail, Restaurant, Gym, Beauty, Café, Office)
- 580 sq.ft. approx.
- New lease

**£500 Per Month  
Plus VAT**

**Arrange a viewing today**

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

The Burlington Arcade which fronts the busy pedestrianised area of Old Christchurch Road

The current premises consist of a lock up shop on the first floor of the Burlington Arcade which includes Card Factory, GiGi Ice-Cream Parlour and several independent retailers.

## ACCOMMODATION

Total floor area: 580 sq ft

## RATEABLE VALUE - £5,300

From 1<sup>st</sup> April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed

## TENURE

Available on a new lease with terms to be negotiated at a base rental of £500 per month (plus VAT). (Exclusive of service charge, rates and insurance) or a rent dependant on final finish / landlord's works.

Ellis and Partners can prepare a new tenancy agreement for a term of up six years at a cost of £550 plus VAT to the incoming tenant.

## PLANNING

Class E

## LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

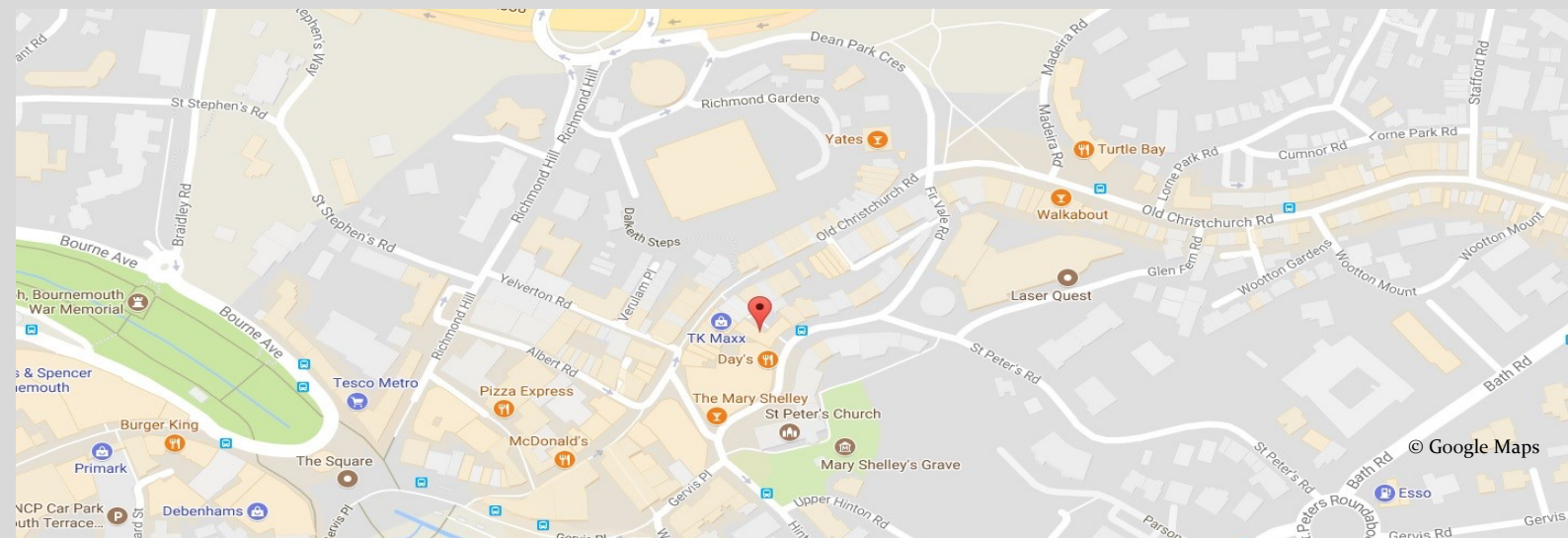
## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**

**Email: [bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**



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