



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

BURLINGTON ARCADE, UNIT 5

72-76 OLD CHRISTCHURCH ROAD BOURNEMOUTH BH1 2HZ



Town Centre Shop TO LET

- Class E (Retail, Restaurant, Gym, Café, Beauty, Office)
- Approximate floor area 451.92 sq.ft.
- New lease

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

**£666 Per Month
Plus VAT**

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 in the Burlington Arcade which includes Card Factory, GiGi Ice-Cream Parlour and several independent retailers.

ACCOMMODATION

All measurements are in accordance with RICS Code of Measuring Practice 6th Edition)

Approximate floor area: 451.92 sq.ft. (42 sq.m.)

RATEABLE VALUE - £8,000

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

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rate relief (no rates paid).

PLANNING

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

TENURE

Available on a new lease with terms to be agreed at a rental of £666 per month (plus VAT)

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check

Insurance contribution approximately £400 plus VAT
There is a service charge of approximately £2000 plus VAT per year.

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



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The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

Project	Burlington Arcade		Drawn:	Ben Simpkin	
Title	Floor Plan Ground Floor				
Date	Scale	Size	Dwg No.	Revision	
13/06/22	1/250	A4	001		



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