



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**1151 CHRISTCHURCH ROAD
BOSCOMBE EAST BOURNEMOUTH BH7 6BW**



Shop unit TO LET

- Great location
- New lease
- No rates payable*

Arrange a viewing today

01202 551821

**Available on a new
lease at
£7,500 p.a.**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION.

The premises are located within a parade of shops and is directly opposite the newly opened Costa Coffee. The property is located about 2 miles West of Christchurch Town Centre and just over 3 miles East of Bournemouth Town Centre.

Occupiers in the immediate vicinity are predominantly local and specialist traders but national occupiers including Sainsbury Local, Tesco Express and Costa Coffee have stores close by on Christchurch Road.

The subject premises consist of a single fronted lock up shop which is currently trading as a nail and beauty salon with parking bays on the pavement for customers.

ACCOMMODATION

Shop width: 15'11" (5.86m)
Shop depth: 13'11" (4.256m)
Total Sales area: 199.67 sq.ft. (18.55 sq.m.)

Kitchen and WC

RATEABLE VALUE - £4,450

From 1st 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.

TENURE

Available on a new lease with terms to be negotiated at a rental of £7,500 per annum.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT

PLANNING

Long established Class A1 retail use
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

EPC RATING—B-38

LEGAL FEES

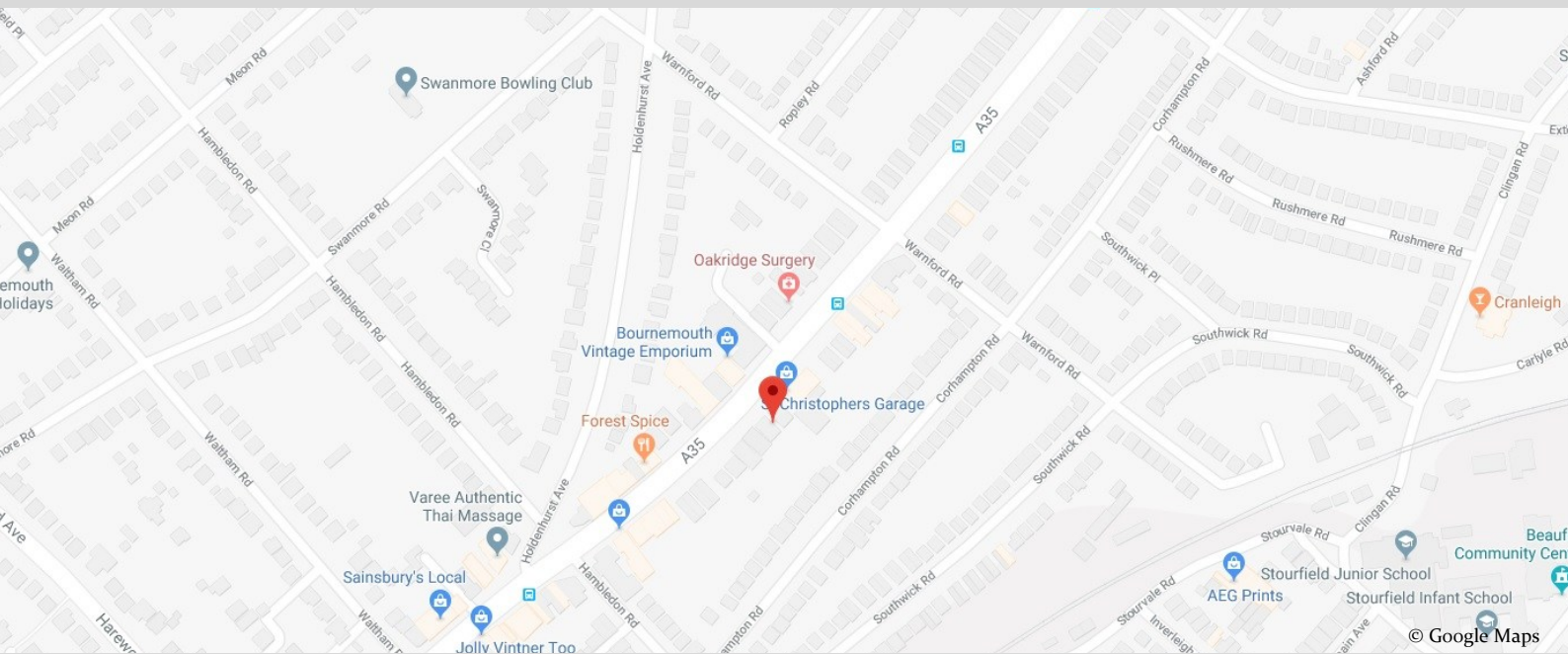
The incoming tenant will be responsible for their own legal fees.

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



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.