



LOCK UP SHOP TO LET

NEW LEASE with rising rental of £6,000 p.a. in year 1

 **62a BARGATES, CHRISTCHURCH, DORSET, BH23 1QL**



KEY FEATURES

- Main road position
- New lease
- Total floor area: 422.22 sq.ft. (39.23 sq.m.)

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SITUATION & DESCRIPTION

A single lock up shop unit to let in busy part of Christchurch, Dorset, which will be offered with vacant possession.

Bargates is one of the busiest roads in Christchurch, and connects the town centre with Fairmile, which in turn connects to the main A338 Bournemouth spur road. It therefore carries a high volume of vehicle traffic and also benefits from high pedestrian footfall.

There is on road parking nearby and a pedestrian-crossing almost opposite the premises.

Retailers in the nearby town centre include Waitrose superstore, Marks and Spencers Food and a whole range of smaller businesses, most of the national banks and building societies and a number of restaurants.

ACCOMMODATION

Front sales area	Depth: 23'5" (7.16m) Width: 23'3" (7.1m)
Rear sales area/stock room	Depth: 8'0" (2.45m) Width: 13'3" (4.04m)
Total sales area:	422.22 sq.ft. (39.24 sq.m.)

Separate kitchenette and WC

EPC RATING -

Rating B-46

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PLANNING

Class E 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.

RATEABLE VALUE

Currently £6,000 but it is anticipated that in April 2026 the rates will reduce of £5,700.

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 £6,000 p.a. in year 1, rising to £7,500 p.a. in year 2 and £9,000 p.a. in year 3.

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.

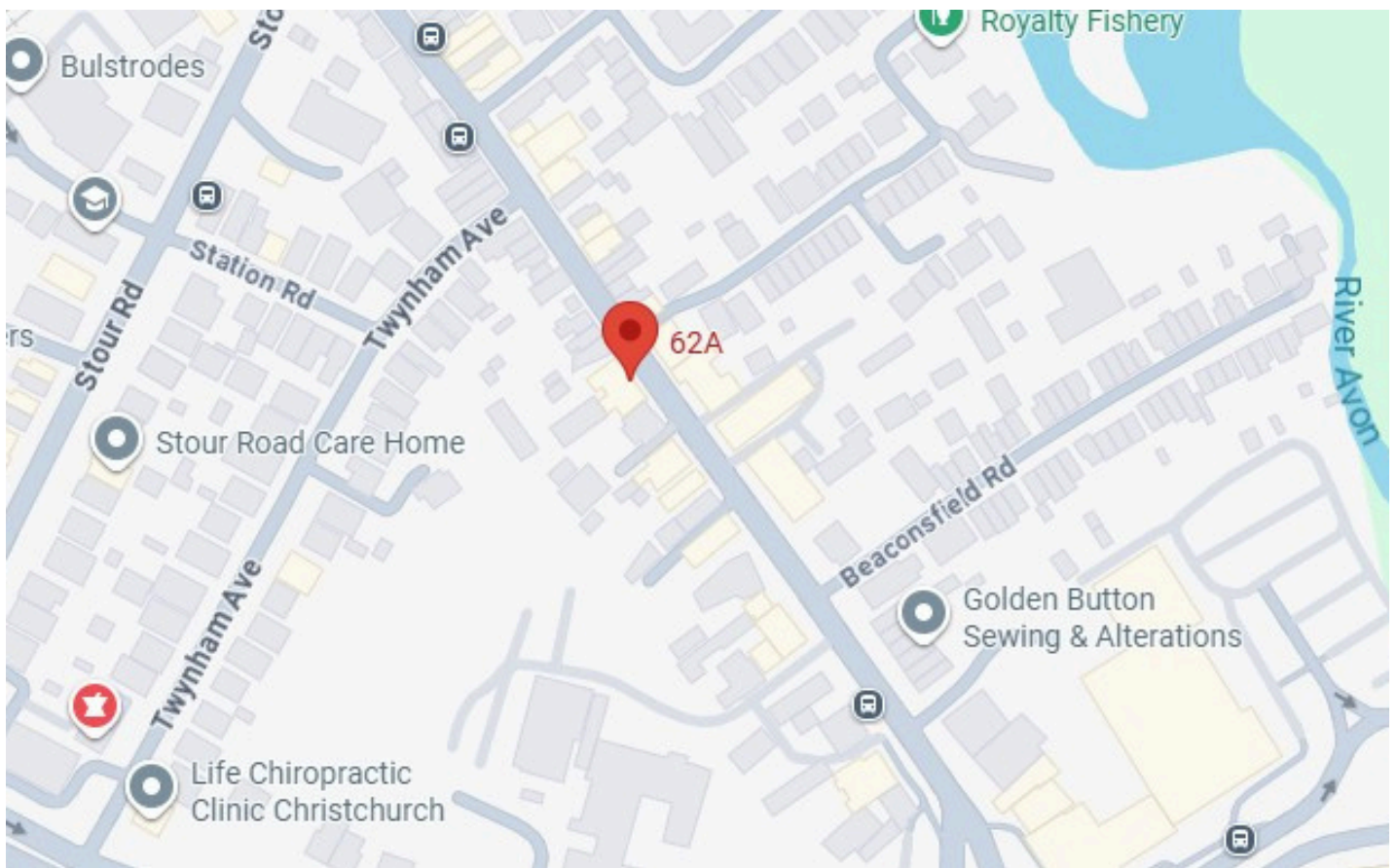
LEGAL FEES

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

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MAP LOCATION

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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.

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.

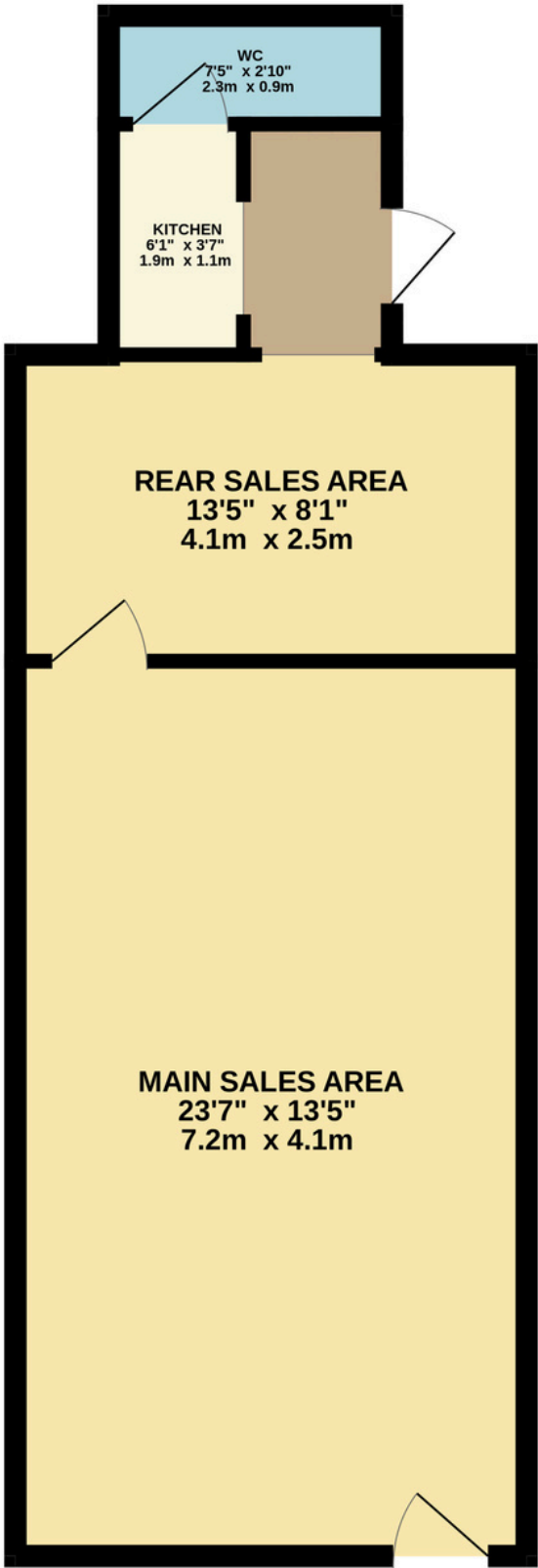
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GROUND FLOOR
491 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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