

TO LET

Retail Unit With Return Frontage In
Prime Location

**1-2 Royal Arcade,
Bournemouth, Dorset,
BH1 4BT**

Key Features

- Prime location fronting main pedestrianised entrance to the Royal Arcade
- 3 months rent free incentive available (subject to terms)
- Substantial basement storage space
- Three phase electricity supply
- Off licence planning granted
- Available by way of a lease assignment with a current passing rent of £29,500 plus VAT per annum
- Total Net Internal area – 2,558 Sq. Ft (237.64 Sq. M.)



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

Location

This Grade II listed building occupies a prime trading position, located at the western end of Boscombe's pedestrianised shopping precinct fronting the main pedestrianised entrance to the Royal Arcade.

Description

The subject premises can be accessed from both the Arcade and the High Street, it comprises an open ground floor sales space which is currently configured as a post office and benefits from extensive basement storage space.

The property benefits from three phase electricity, air conditioning and has been granted planning for off-licence.

The Royal Arcade provides a mixture of independent retailers and other major names trading close by include McDonalds, Subway, Primark and the O2 Academy



What3words: **points.spots.humble**

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor – Sales Area	1,313	121.95
Basement – Storage	1,245	115.63
Total Net Internal Area	2,558	237.64

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



Terms

The premises are held on the residue of an effective full repairing and insuring lease (via service charge) granted for a term of 10 years from 22 August 2018 at a passing rent of £29,500 per annum, exclusive expiring on 2028.

3 months rent free incentive available (subject to terms)

VAT

We understand VAT is payable on the rents.

Service Charge

The building operates a service charge budget and the current amount payable by the subject premises is £125 per quarter plus VAT.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating B (39)

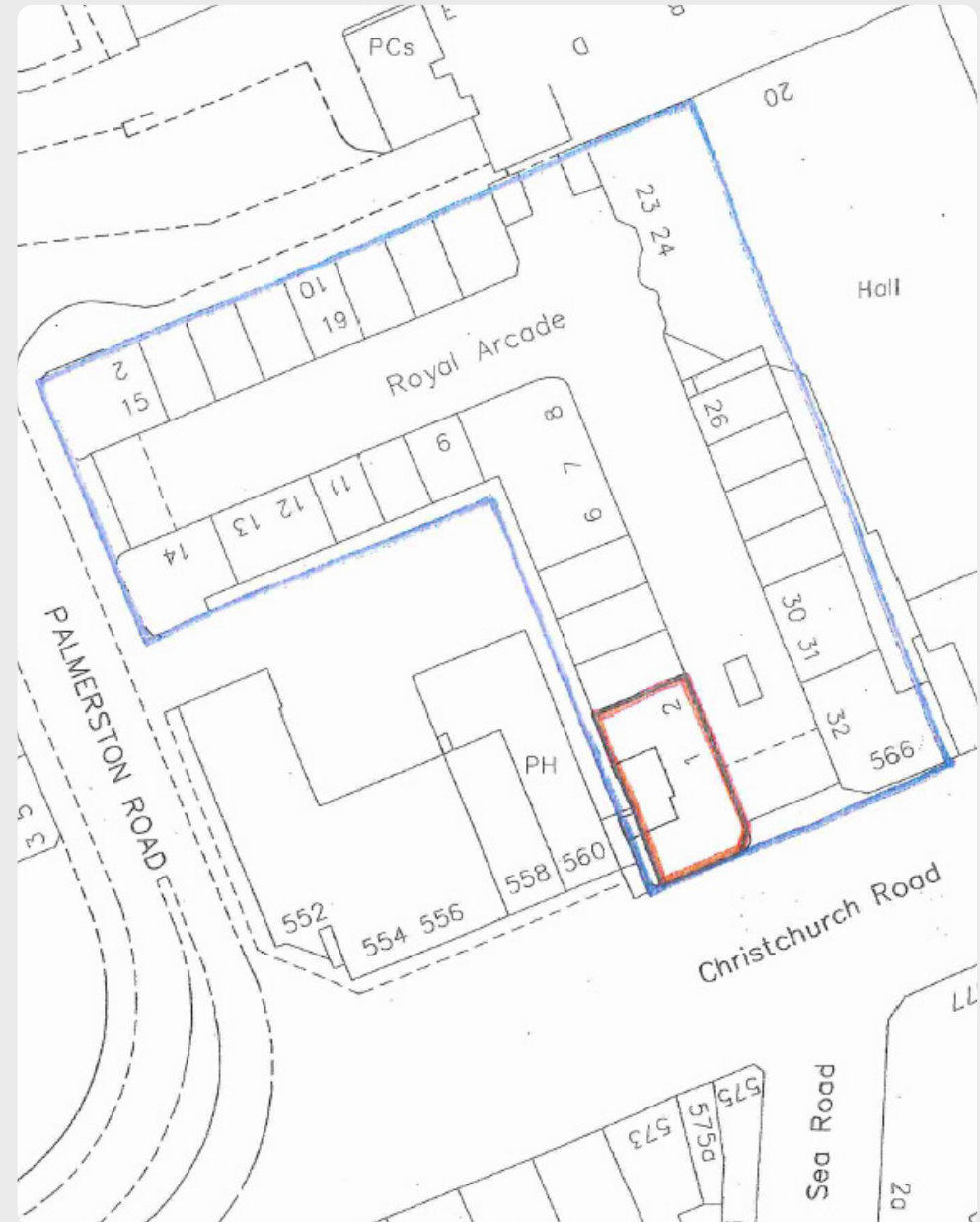
Rateable Value

Rating 2025/26 £29,000 2026/27 £27,250

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.





Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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