

TO LET

Town Centre Shop / Office (Class E)

**118-120 Old Christchurch Road
Bournemouth
BH1 1LU**

- ◆ Town centre location in Lower Old Christchurch Road
- ◆ On-site car parking for 5 vehicles
- ◆ Ground floor – 1,969 sq ft
With extensive street frontage
- ◆ Lower ground floor – 1,700 sq ft
- ◆ New lease by negotiation
- ◆ Commencing rent only £12,500 pax,
subject to status
- ◆ Flexible terms
- ◆ Sole agents



LOCATION

This former Nationwide Building Society premises is located in an established Town Centre commercial position being adjacent local estate agents Hearnese and Goadsby within the same pedestrianised section of Lower Old Christchurch Road but having the benefit of metered on street parking adjacent.

High Street 'names' within the immediate vicinity also include Tony & Guy, Taco Bell, Turtle Bay and Halifax Building Society as well as being close to Horseshoe Common and only 5 minutes walk from The Square. This part of the Town Centre is considered the 'professional area' of the town with a good mix of estate agents, banks, building societies and other professional occupiers.

ACCOMMODATION

Ground Floor

Retail / Office 1,700 sq ft

Rear Office 269 sq ft

Stairway access to

Lower Ground Floor

Currently arranged as staffroom, kitchen and stores of 1,700 sq ft

Outside

To the rear car parking is accessed off Old Christchurch Lane, for 5 cars

LEASE

The premises are offered by way of a new lease, terms to be agreed at a commencing rent of only £12,500 pax, rising to £25,000 pax thereafter. This is subject to a 3 year minimum term and tenant status.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable value – to be re-assessed

ENERGY PERFORMANCE CERTIFICATE

Commissioned

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

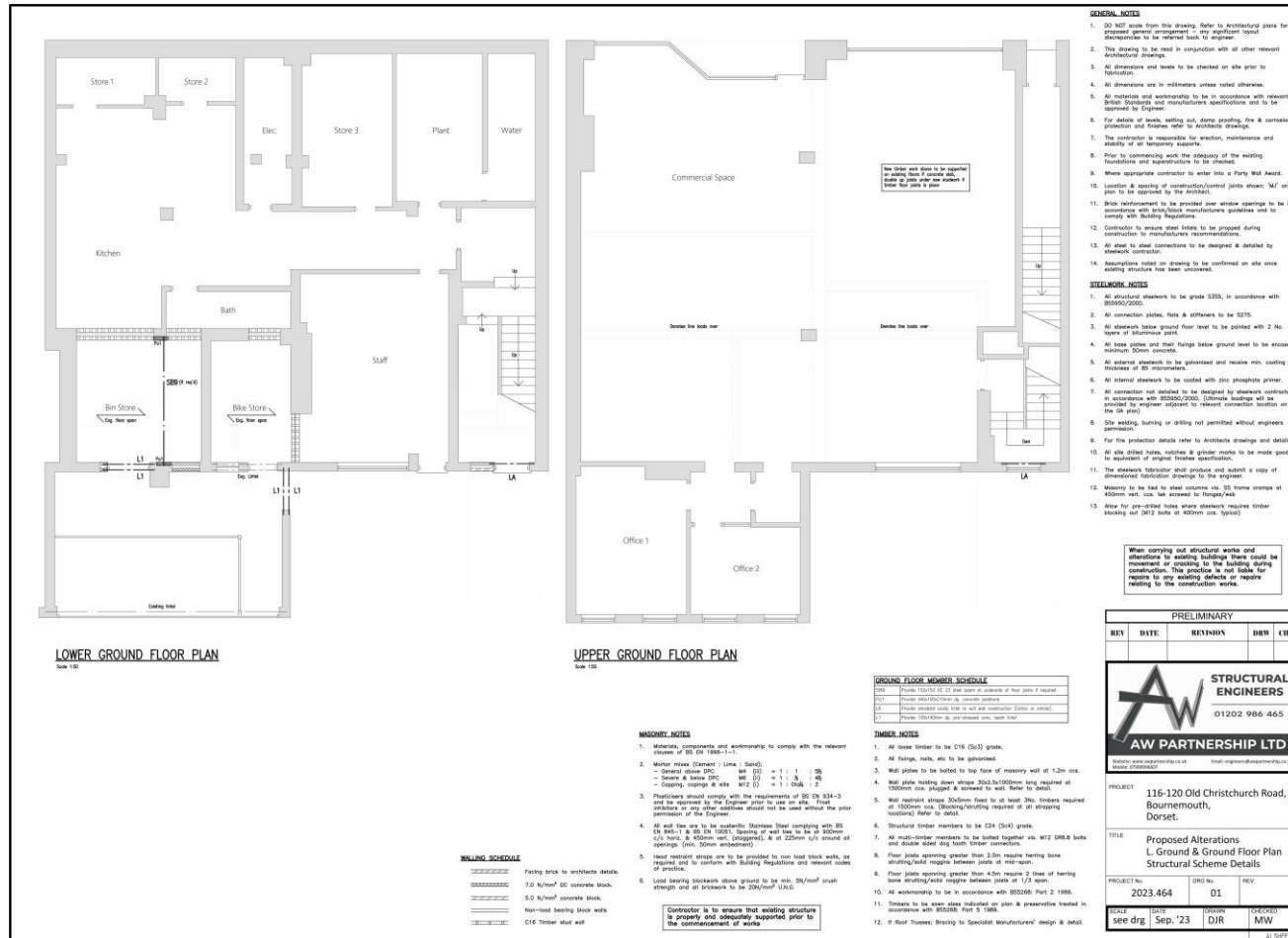


VIEWING AND FURTHER INFORMATION

Strictly by appointment through agents:-



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THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.