



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

**£666 Per Month
Plus VAT**

- 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

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)

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

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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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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