

Bournemouth - 1076 Christchurch Road BH7 6DS
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Bournemouth - 1076 Christchurch Road BH7 6DS

Retail Shop to Rent



Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- situated on the north side of Christchurch Road, close to its junction with Waltham Road.
- Occupiers nearby include Sainsbury`s Local, Halfords Autocentre, Takeaway`s, Nail Salon and more.



Property Description:

Comprises ground floor retail shop, providing the following accommodation and dimensions:

Ground Floor: 65.5 sq m (705 sq ft)

Open plan retail, storage, kitchen, wc



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £236.23 per week (PCM: £1,166.66)

Deposit: £3,500 (3 Months)

Rateable Value:

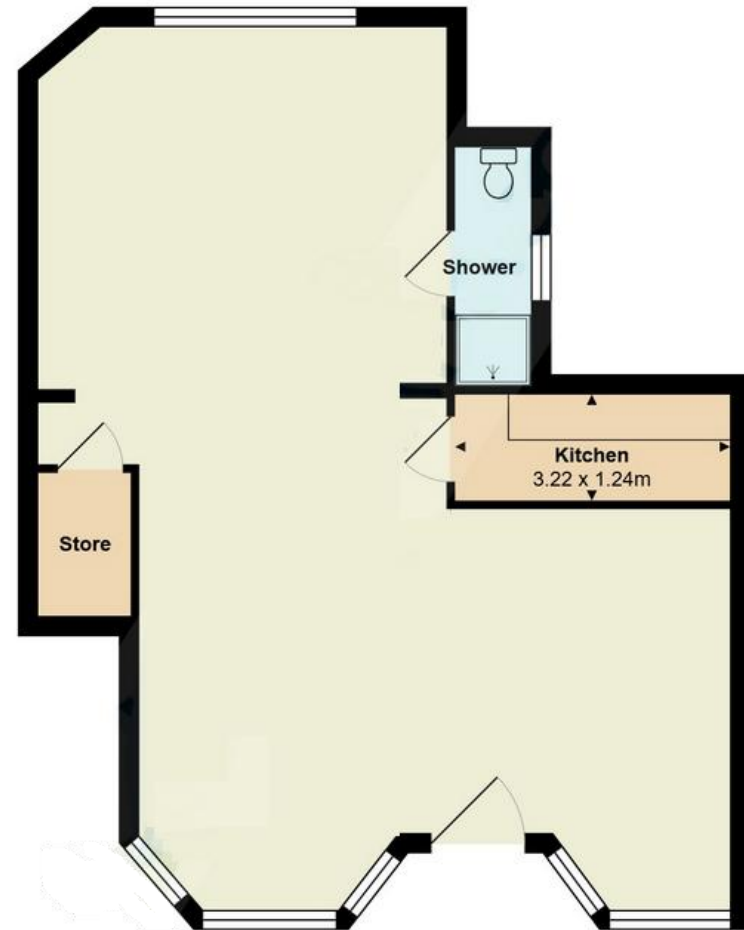
Rateable Value - £8,300 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a B Rating. Certificate and further details available on request.



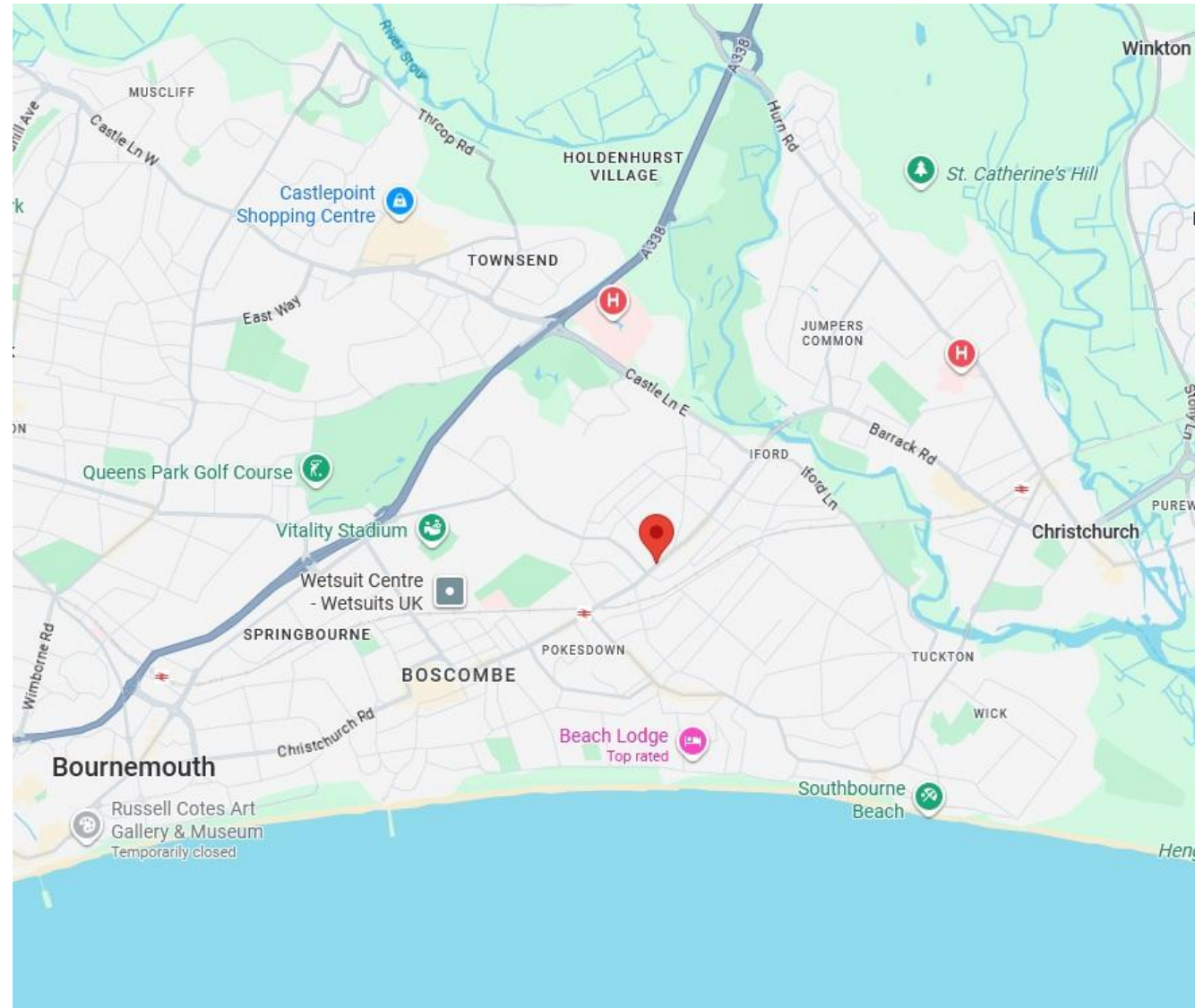
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Location:

Bournemouth is an important regional, commercial and tourist centre on the South Coast located 32 miles west of Southampton. The town benefits from good communications being located on the A35/A338 which leads to the A31 trunk road to the east of the town, which in turn connects to the M27 south coast motorway. Pokesdown Railway Station is just a short walk from the property. Bournemouth Station is the next stop and offers direct services to London (approximately 2 hours), as well as Birmingham and Manchester. The property is situated on the north side of Christchurch Road, close to its junction with Waltham Road. Occupiers nearby include Sainsbury's Local, Halfords Autocentre, Takeaway's, Nail Salon and many more.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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