



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



## LOCK UP SHOP TO LET

NEW LEASE £800 PER MONTH plus VAT

 2 BURLINGTON ARCADE, BOURNEMOUTH, BH1 2HZ



## KEY FEATURES

- Ground Floor Shop
- Town Centre Location
- Total Area: 446.19 sq.ft. approx.

## ARRANGE A VIEWING

 [bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)

 01202 551821

## SITUATION & DESCRIPTION

Town Centre ground floor lock up shop situated in the middle of The Burlington Arcade.

The Burlington Arcade fronts onto Old Christchurch Road and is a busy thoroughfare to St Peters Road and several of the town's main car parks and bus stops. Tenants include Card Factory, Benenbrini, and several other attractive retailers.

## ACCOMMODATION

Width: 4.04m

Depth: 13.08m

**Total Area: 446.19 sq.ft. (41.7 sq.m.) approx**

**RATEABLE VALUE - £8,800**

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## PLANNING

Class E retail use including cafe, hairdressers, beauty, gym.

## EPC RATING - B

## TENURE

Available on a new lease at a rent of £800 pcm exclusive of VAT, service charge and building insurance.

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

## LEGAL FEES

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

## ARRANGE A VIEWING

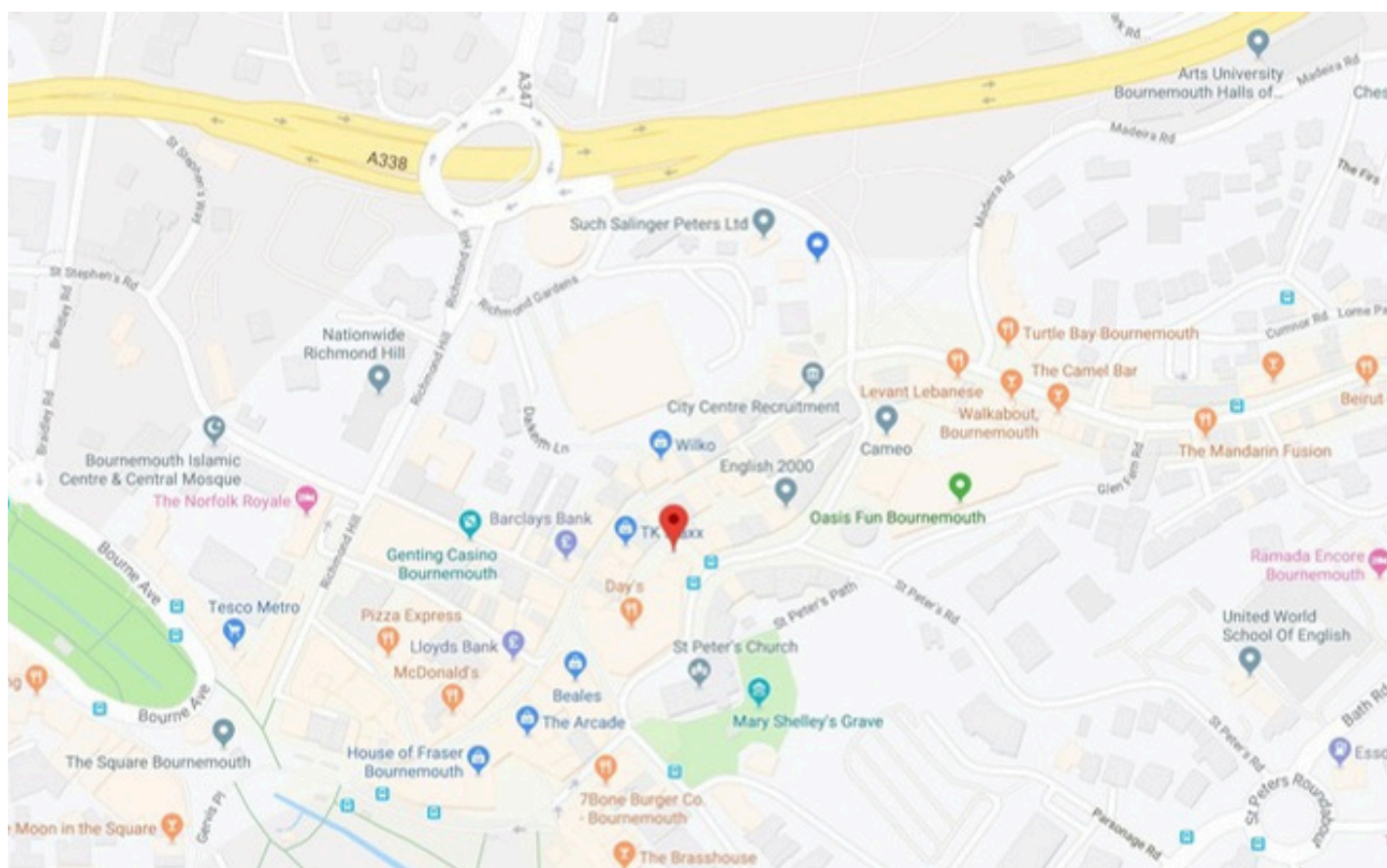


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# MAP LOCATION

© Google Maps



## 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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