



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## UNIT 2 THE ARCADE OLD CHRISTCHURCH RD BOURNEMOUTH BH1 2AF



### Prime / Prestigious Leasehold Retail Property

- Ground and Basement floor retail areas
- Refurbished Arcade
- Adjacencies: Space NK, Waterstones, Essentials

**Rent £26,500 p.a.**

Arrange a viewing today

**01202 551821**





## **SITUATION AND DESCRIPTION**

The Arcade is the most prestigious retail location in Bournemouth and has recently been refurbished to a high standard. It leads from the prime section of Old Christchurch Road to the high fashion and luxury goods retail area of Gervis Place and Westover Road. The Arcade provides the principal thoroughfare between Westover Road and Old Christchurch Road and, consequently, benefits from a high footfall.

Other occupiers within The Arcade include **Waterstones**, **Space NK**, **Karen Millen**, **Charles Fox Jewellers Ltd**. Occupiers fronting The Arcade, along Gervis Place and Westover Road include, **Côte Brasserie**, **7 Bone** and **Robert Old & Co**.

## **ACCOMMODATION**

Ground Floor Sales: 616 sq.ft. (57.24 sq.m.)  
Basement: 445 sq.ft. (41.36 sq.m.)

## **EPC RATING—E**

**RATEABLE VALUE** - £31,000. (This sum is estimated and dependant on revaluation by the VOA)

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable.

## **TENURE**

The premises are available on a new lease with terms to be negotiated. Rental offers will be considered in the region of £26,500 per annum (plus VAT) exclusive of service charge, insurance and Business Rates depending on the amount of space required.

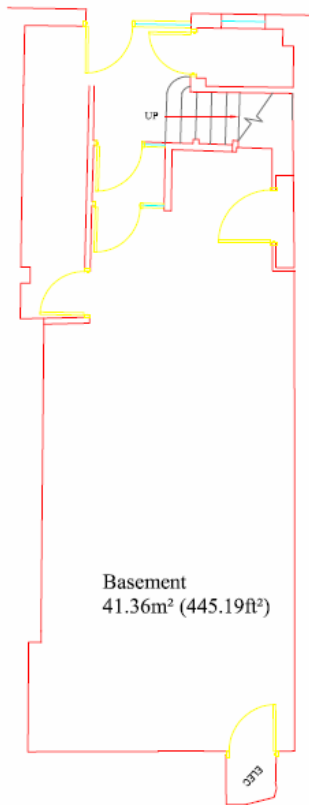
## **VIEWING AND FURTHER DETAILS**

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

**Tel: 01202 551821**

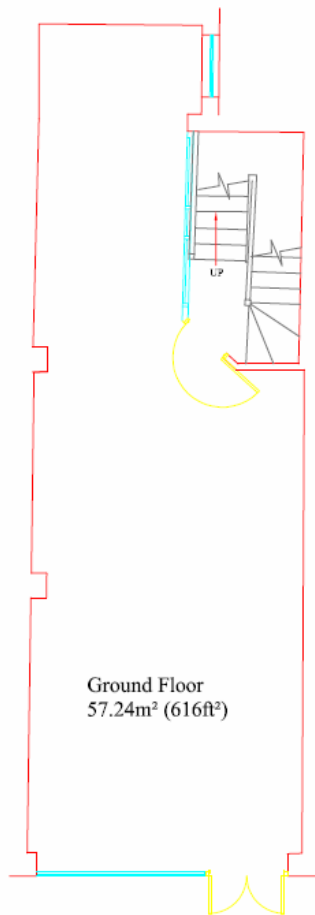
**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**

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Basement level

Basement  
41.36m<sup>2</sup> (445.19ft<sup>2</sup>)



Ground Floor

Ground Floor  
57.24m<sup>2</sup> (616ft<sup>2</sup>)

**ELLIS AND PARTNERS**  
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Bournemouth, BH1 1LY  
Tel. 01202 551821 Fax. 01202 557310

Job title :  
**Unit 2  
The Arcade  
Bournemouth**  
Drawing title :  
**Proposed Layout**

Scale at A4 1:100

Drawn JRB Checked By

Date  
19.03.15

Job N°. Drawing N°. Rev.

Status  
Information

Brighton office  
32 New Road  
BN1 1UG  
T. 01273 771393



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