



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

132-134 COMMERCIAL ROAD BOURNEMOUTH DORSET BH2 5LT



Prominent Corner Retail Unit TO LET

- Retail area: 118 sq.m. (1270 sq.ft.) approx.
- Highly prominent corner position on main road by junction of Triangle/Poole Hill/Commercial Road.
- New Lease

**Available on a new
lease at
£24,500 per annum
plus VAT**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The property is a prominent corner retail unit on the main road near the junction for The Triangle, Poole Hill and Commercial Road. The premises was formerly occupied by Betfred but suitable for other purposes.

ACCOMMODATION

Total area: 118 sq.m. (1270 sq.ft.)

EPC RATING - B

RATEABLE VALUE - £25,750 from April 2026

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

TENURE

A new lease is available for a term to be agreed at a commencing rent of £24,500 per annum exclusive of VAT, outgoings and service charge..

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

PLANNING

Currently sui generis use but can be changed to Class E retail or office use.

LEGAL FEES

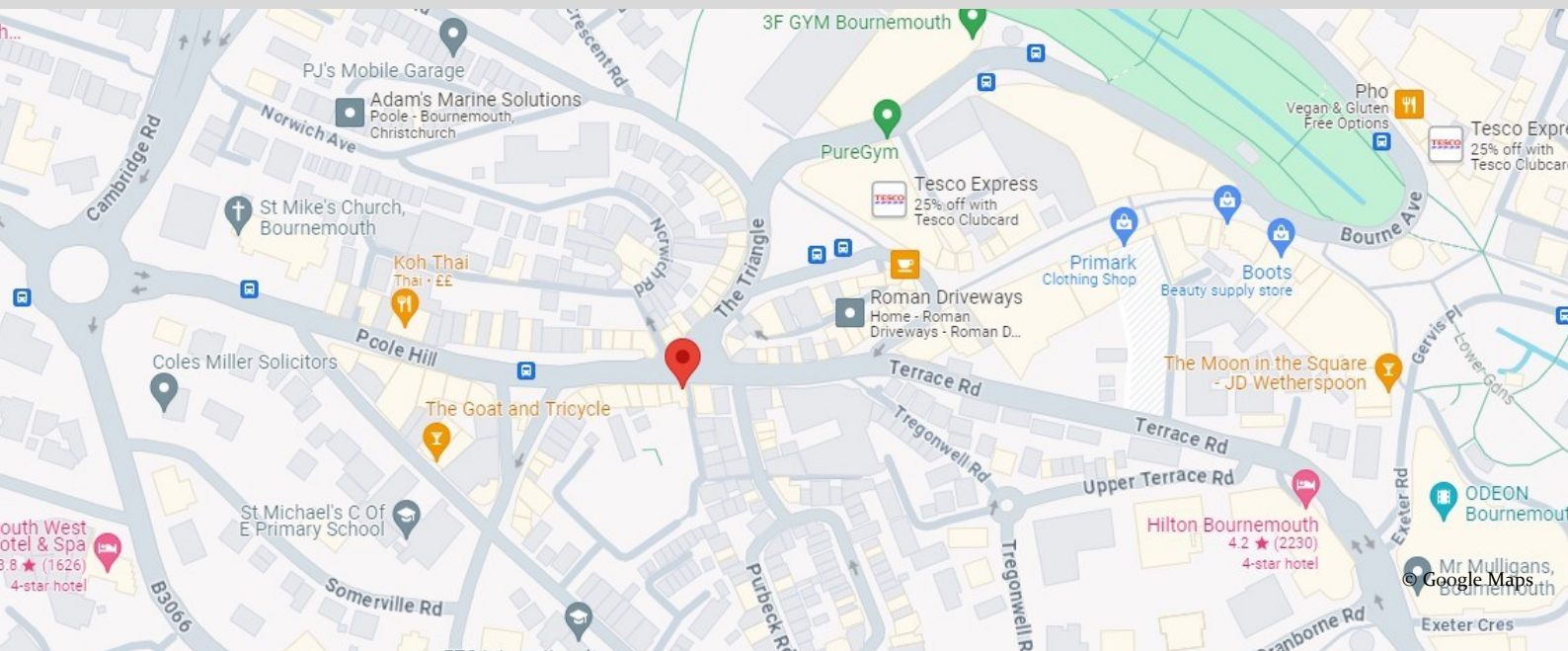
The incoming tenant will be responsible for their own legal fees.

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



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.