



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

BURLINGTON HOUSE, FIRST FLOOR, UNIT 4A, BOURNEMOUTH, BH1 2HZ



Town Centre Shop TO LET

- Class E (Retail, Restaurant, Gym, Beauty, Café, Office)
- 580 sq.ft. approx.
- New lease

**£500 Per Month
Plus VAT**

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 on the first floor of the Burlington Arcade which includes Card Factory, GiGi Ice-Cream Parlour and several independent retailers.

ACCOMMODATION

Total floor area: 580 sq ft

RATEABLE VALUE - £5,300

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

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

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

TENURE

Available on a new lease with terms to be negotiated at a base rental of £500 per month (plus VAT). (Exclusive of service charge, rates and insurance) or a rent dependant on final finish / landlord's works.

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

Class E

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

Email: bhcommercial@ellis-partners.co.uk



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.