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INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



LOCK UP SHOP UNIT TO LET

NEW LEASE £18,500 P.A.

 13 Westbourne Arcade, Bournemouth, BH4 9AY



KEY FEATURES

- Ground Floor Shop and Basement
- Attractive shop front
- Sales Area: 472 sq.ft. (43.85sq.m.) approx. plus basement 300 sq.ft. (27.90 sq.m.)

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SITUATION & DESCRIPTION

This attractive two-floor commercial unit is ideally positioned in the heart of Westbourne Arcade, benefiting from excellent footfall and visibility. The property features a generous main shop floor, offering a bright and versatile retail space well suited to a range of commercial uses. Complementing this is a substantial basement level, ideal for storage, stock handling, or back-of-house operations, helping to keep the main trading area clear and customer-focused.

Large display windows across the front elevation flood the unit with natural light and provide outstanding frontage for branding and product displays, enhancing its street presence and accessibility. Overall, this is a highly desirable commercial opportunity in a well-established and popular location.

ACCOMMODATION

Ground floor shop: 472 sq.ft. (43.85 sq.ft)

Basement: 300 sq.ft. (27.90 sq.m.)

Total Floor Area 772 sq.ft. (72 sq.m.)

Lobby & Cloakroom / WC

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RATEABLE VALUE

The current rateable value from the 1st of April 2023 is **£8,700**, however is expected to increase to **£13,750** from the 1st of April 2026.

PLANNING

Use Class E – former A1 (shops) unit.

EPC RATING - B

TENURE

Available on a new lease at a ten-year term at a commencing rent of **£18,500 p.a.**

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.

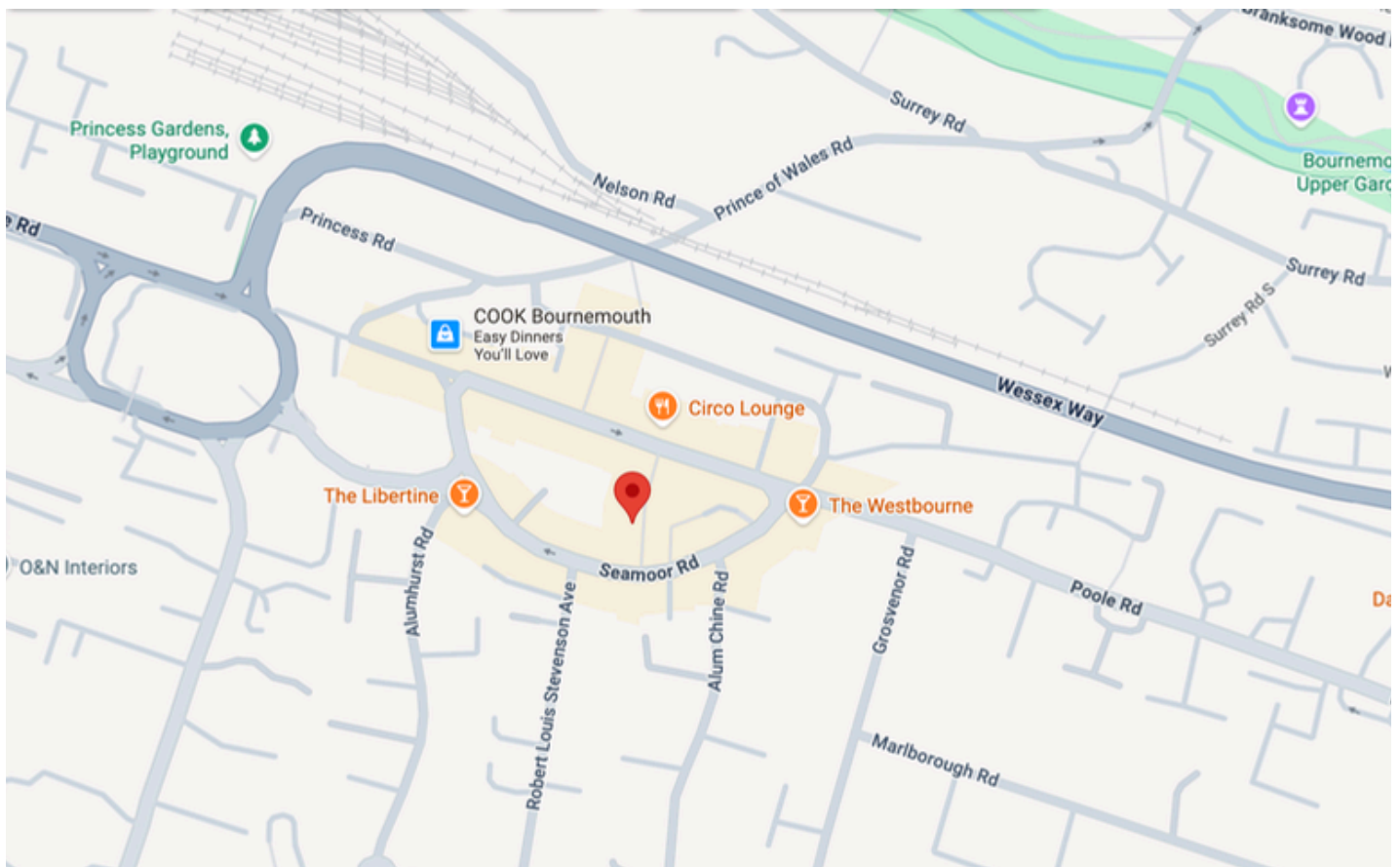
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MAP LOCATION

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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)

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