

**TO LET**

**REDUCED**

Bournemouth Town Centre  
Shop

At

12 Westover Road  
Bournemouth  
BH1 2BY

- \* 938 sq ft retail and storage
- \* Attractive shop front
- \* Located on Bournemouth 'Bond Street'
- \* Rent - £22,000 per annum exclusive



01202 556491  
[www.nettleshipsawyer.co.uk](http://www.nettleshipsawyer.co.uk)

Reference: 30015/SGC

## LOCATION

The premises occupy an excellent trading position situated between Cote Brasserie and Robert Old Menswear on one of Bournemouth's town centres most prestigious and premier retailing thoroughfares. Numerous quality retailers are represented along Westover Road including Richmond Classics, Michael Matthew, Franses Jewellers and Westover and Whitewall Galleries.

On street car parking is available along Westover Road.

## ACCOMMODATION

### Shop

Internal width – 16' 2" max

Depth – 59' 6"

Side access to yard.

Rear stockroom area – 96 sq ft

Cloakroom/WC

## TERMS

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of £22,000 per annum exclusive, subject to periodic reviews.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value-£23,500 April 2023

## ENERGY PERFORMANCE CERTIFICATE

Assessment Band: C (58)

The full EPC and recommendations report are available on request.

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

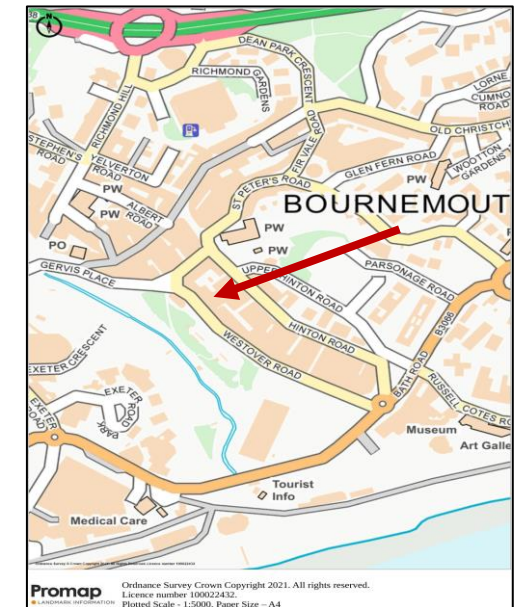


## VIEWING AND FURTHER INFORMATION

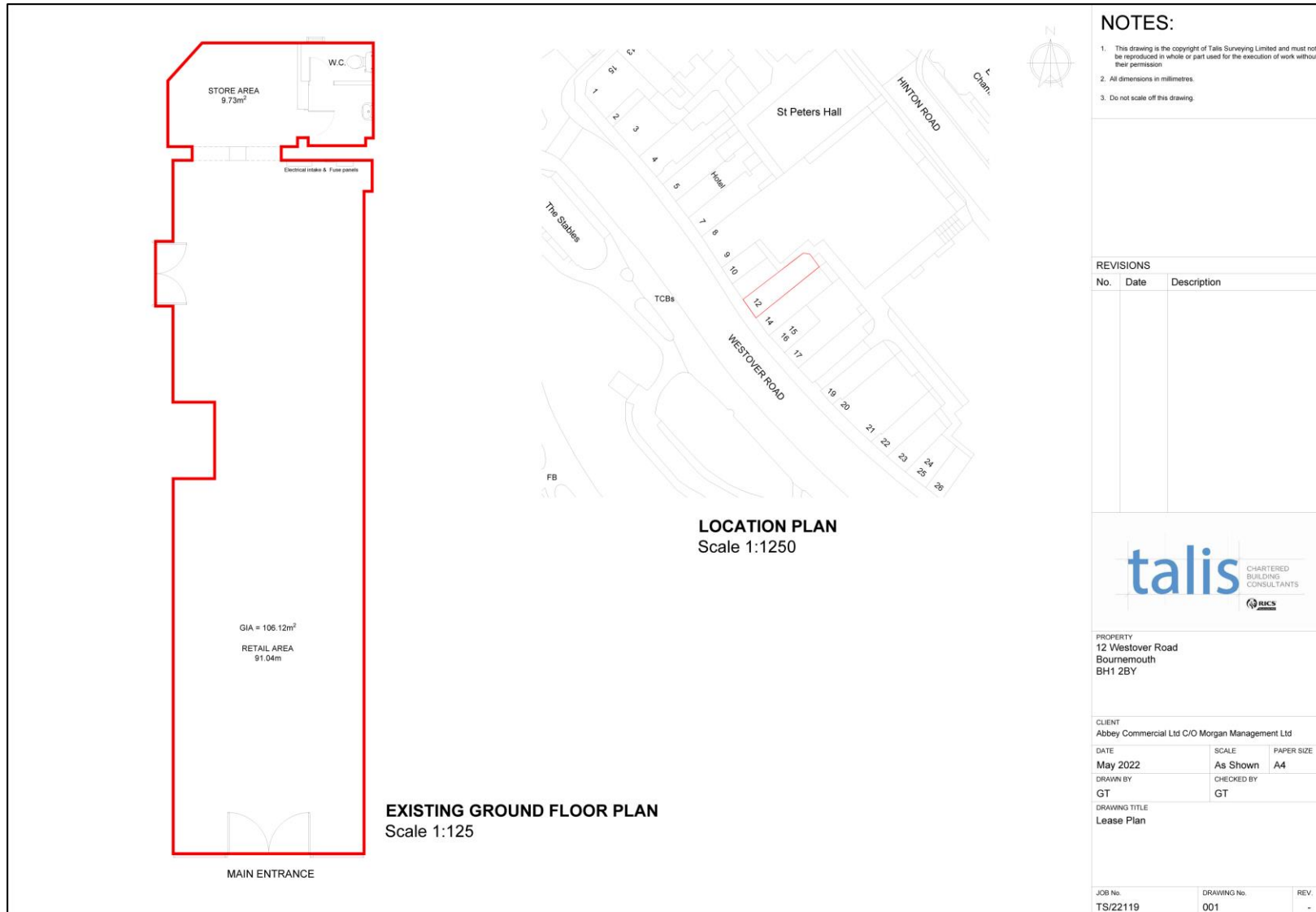
Strictly by appointment through Agent:-

**Contact – Stephen Chiari**

[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk) / 01202 550245



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