

TO LET

**Bournemouth Town Centre
retail shop with basement
at**

**6 Albert Road
Bournemouth
BH1 1BZ**

- ◆ Located in a busy secondary position
within 25 yards of Lower Old Christchurch
Road
- ◆ Attractive building in good order
- ◆ Ground floor unit of 560 sq ft
Basement of 560 sq ft
Total area size 1,120 sq ft
- ◆ Suit broad range of uses - retail, office,
catering or medical, class E use
- ◆ New lease by negotiation, flexible terms
- ◆ Rent £12,000 pax

REDUCED



LOCATION

The unit occupies a good secondary trading position only 25 yards from Albert Road's junction with Lower Old Christchurch Road with its abundance of multiple retailers including Lloyds Bank, Superdry, Fat Face, Ernest Jones, Greggs and Swarovski, all within immediate vicinity, together with numerous good quality coffee shops, cakes & eateries.

Albert Road has attracted an eclectic mix of good quality businesses in the past couple of years including River Aesthetics, Care Dynamics, Parade Vintage and Hobo Jacks.

ACCOMMODATION

Ground Floor - 560 sq ft

Open plan retail

Basement - 560 sq ft

2 room storage

WC

Kitchenette



LEASE

The premises are offered by way of a new lease, terms to be agreed at a commencing rent of **£12,000** per annum exclusive subject to periodic reviews.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable value – £12,500

Some Small Business Rate Relief may apply (subject to status)

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band D

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 Agents: -



Steve Chiari
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CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.