

TO LET

Shop and Basement

at

23 Sea Road
Boscombe
Bournemouth BH5 1DH

- ◆ Prominent location in established parade just off pedestrianized Christchurch road on main thoroughfare to Boscombe Beach / Pier
- ◆ Shop – 554 sq ft
Basement – 385 sq ft
- ◆ Gas central heating (not tested)
- ◆ 22' Street Frontage
- ◆ On site car parking
- ◆ Rent - **£8,000** per annum exclusive
- ◆ New Lease
- ◆ No rates, subject to status



LOCATION

The shop occupies a prominent location at the northern end of Sea Road abutting the pedestrianised sections of Sea Road and Christchurch Road. Sea Road is the main thoroughfare linking the shopping centre with the Pier and sandy beach,

There is unlimited car parking in adjoining roads and Boscombe central bus terminus is a short walk away.

ACCOMMODATION

GROUND FLOOR

Shop

Internal Width 19' 8" max (front)
12' 9" min (rear)
Depth 32' 7"
Net Retail Area 554 sq ft

Cloakroom/WC

Kitchen

With fitted worktop, cupboard under and single drainer sink unit.

Basement

Store – 385 sq ft

Outside

Designated car space accessed off Roumelia Lane.



LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of **£8,000** per annum exclusive, subject to periodic reviews.

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

Rateable value - £6,800 (1 April 2023 to present)
Small Business Rates Relief will apply (subject to status)

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band B (32)

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.

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](#)

VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents: -



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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.