

TO LET **REDUCED**

Town Centre Shop

At

37 Old Christchurch Road
Bournemouth
BH1 1DS

- ◆ Prime Town Centre location adjacent McDonalds, close to Lush, Ernest Jones, Pandora and Waterstones
- ◆ In pedestrianised section of Old Christchurch Road
- ◆ Shop – 818 sq ft
Basement – 643 sq ft
- ◆ Class E use
- ◆ New lease, terms to be agreed
- ◆ **Commencing rent only £20,000 pax**
- ◆ Sole Agents



LOCATION

The premises occupy a prime trading position on the north side of Lower Old Christchurch Road between the junctions with Post Office Road and Albert Road in the pedestrianised section and being immediately adjacent to McDonalds and close to Lloyds Bank, Pandora, Nationwide, Lush, Waterstones, White Stuff, Yours Clothing and Ernest Jones.

DESCRIPTION

The property comprises a prominent Class E unit arranged over ground and basement floors.

The ground floor is predominantly sales and the basement storage.

ACCOMMODATION

Ground floor 818 sq ft

Basement - 643 sq ft



LEASE TERMS

The property is offered by way of a new full-repairing and insuring lease, terms to be agreed at a commencing rent of **£20,000** pax for year 1, rising to £40,000pax in Yrs 2/3 subject to 3 year minimum lease term.

RATEABLE VALUE (source: www.voa.gov.uk)

The rateable value is £42,500 (April 2023)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D

The full EPC and recommendations report are available on request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

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.