

TO LET

Shop / Office (Class E use)

At

**32 Southbourne Grove
Southbourne
Bournemouth
BH6 3RA**

- * Arguably the prime spot in thriving Bournemouth suburb
- * Adjacent Tesco Express and close to Loungers (Ludo Lounge), Boots, Hays Travel and Costa Coffee
- * 935 sq ft retail unit
- * 2 on-site car spaces
- * 3 Phase electrics
- * New lease
- * Rent - £25,000 pax
- * Sole agents



LOCATION

The premises occupy an excellent trading position in the very heart of this popular, thriving Bournemouth suburb being immediately adjacent Tesco Express and on the northern side of Southbourne Grove and close to a number of other multiple retailers including Ludo Lounge (Loungers), Costa Coffee, Boots, Coffee No.1, Corals and Hays Travel, together with a good mix of independent retailers.

Southbourne lies approximately 3 miles to the east of Bournemouth Town Centre and 2 miles to the west of Christchurch.

ACCOMMODATION

Ground Floor

Shop

Internal width – 17' 10"

Depth 52' 5"

Currently part-partitioned

Net Floor Area 935 sq ft

Office

Cloakroom / WC

Door to rear

Car park

For two vehicles in tandem



NB. The premises formerly operated as a delicatessen, and there are a number of commercial kitchen appliances and refrigeration units available separately by way of negotiation with our client. If not required these will all be removed.



LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of £25,000 per annum exclusive, subject to periodic reviews.

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

Rateable Value- £16,250

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 Sole Agents:-

Contact – Stephen Chiari

stevec@nettsawyer.co.uk / 01202 550245



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](#)