

SHOP/OFFICE TO LET

474 sq ft WITH PARKING

at

1074 Christchurch Road
Boscombe East
Bournemouth
BH7 6DS

- * Located in the popular Littledown & Iford District Centre
- * Established parade with good mix of commercial uses and close to Sainsburys Local and Labrokes
- * On-street car parking
- * Shop – 349 sq ft
Back office/store 125 sq ft
- * 2 on-site car spaces
- * New lease
- * Rent - £10,000 pax
- * No rates payable, subject to status



LOCATION

The property occupies a mid-terrace position in this popular busy local shopping centre on the main A35 Christchurch Road arterial route midway between Boscombe and Christchurch and serving the densely populated immediate vicinity of Boscombe East, Littledown, Southbourne and Iford.

The unit is also on a main bus route and benefits from on street parking adjacent.

There is a good mix of specialist retailers, professional office occupiers and coffee shops / restaurants along the road.

ACCOMMODATION

Currently divided by partitions into reception and consulting rooms.

Shop

Internal width – 16' 5"

Depth 21' 3"

Net Floor Area – 349 sq ft

Rear office/store – 125 sq ft

Kitchenette

Cloakroom/WC



Rear car parking

For 2 vehicles, accessed off rear service road.

LEASE

The premises are offered by way of a new full repairing and insuring lease terms to be agreed at a commencing rent of £10,000 per annum exclusive, subject to periodic reviews.

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

Rateable Value- £6,700

Small business rates relief will 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.

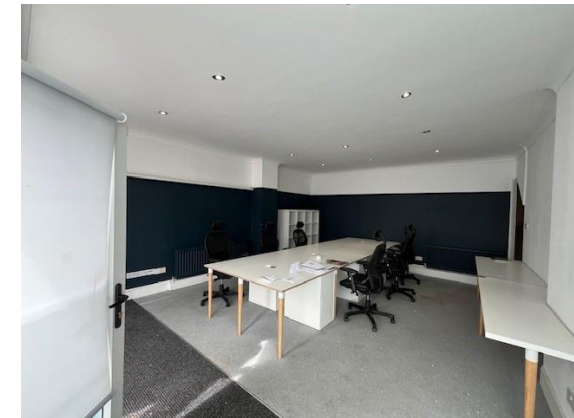
VIEWING AND FURTHER INFORMATION

Strictly by appointment through Agents:-
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](#)



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.