

18-20 High Street, Christchurch, BH23 1AY

Town Centre Ground Floor Shop Unit

755 sq ft

(70.14 sq m)

To Let



LOCATION

Christchurch is a busy Dorset market town, approximately 5 miles east of Bournemouth, 11 miles west of Lymington and 10 miles south of Ringwood.

SITUATION

The premises occupy a prominent town centre trading position fronting High Street, close to the access into Saxon Square Shopping Centre, directly opposite Marks & Spencer Simply Food, with other nearby occupiers including Jordan Marks Estate Agents, Barclays Bank, Santander, Greggs, Caffe Nero and William Hill.

DESCRIPTION

The property comprises a lock up ground floor shop unit with a rear lobby/ staff kitchenette and separate WC with rear access to a small enclosed yard area and external store.

ACCOMMODATION

Gross Frontage	19' 4"	(5.89 m)
Net Frontage	17' 8"	(5.39 m)
Return Frontage	2' 6"	(0.76 m)
Internal Width	19' 9"	(6.02 m)
(Narrowing to)	13' 6"	(4.12 m)
Shop Depth	46' 0"	(14.02 m)
Net Sales Area	755 sq ft	(70.14 sq m)
Separate WC		
Lobby/Kitchenette	29 sq ft	(2.69 sq m)
External Stores	73 sq ft	(6.78 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term of 10 years, incorporating an upward only rent review at the end of the 5th year of the term.

RENT

£22,500 per annum exclusive.

VAT

VAT is not payable on the rent.

BUSINESS RATES

Rateable Value: £17,750.*

Rates payable for year ending 31/03/20: £8,715.25.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

PLANNING

The premises currently have Class A1 (shop use). Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Christchurch Borough Council, Civic Offices, Bridge Street, Christchurch, Dorset, BH23 1AZ. Tel: 01202 495000.



VIEWING

Strictly by appointment only. Contact Simon Lee on 01722 337577 or through joint agents Ellis & Partners Tel: 01202 551821.

Ref: SML/JW/SO2051

ENERGY PERFORMANCE



CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.leasingbusinesspremises.co.uk.

DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

49 High Street, Salisbury, Wiltshire, SP1 2PD

Email: commercial@myddeltonmajor.co.uk

www.myddeltonmajor.co.uk

