

TO LET

- Modern retail showroom premises on prominent roadside retail park
- 4,020 sq ft (373 sq m)
- Available on a new lease – subject to vacant possession
- Ample on site parking
- Adjacent to:- Aldi, TK Maxx, Sports Direct, Poundland & Matalan



Unit 1, Meteor Shopping Park, Somerford Road, Christchurch BH23 3RU

Prominent Showroom Premises

**4,020 sq ft
(373 sq m)**

**Lambert
Smith
Hampton**

Unit 1, Meteor Shopping Park, Somerford Road, Christchurch BH23 3RU

LOCATION
 Christchurch is an affluent town on the south coast of England with a population of approximately 45,000. (source: 2011 census). Bournemouth is approx. 9 miles west and Southampton is approx. 20 miles north east.

Meteor Shopping Park comprises a modern 70,500 sq ft retail park which was completed in 2016. Tenants include **Aldi, T.K. Maxx, Sports Direct, Poundland & Matalan**.

Wickes, McDonald's, Lidl, Premier Inn, Penton Citroen and Travis Perkins are all in close proximity to the scheme.

DESCRIPTION
 The property comprises an end of terrace retail showroom unit of modern construction fronting Wilverley Road. Ample unallocated surface level parking is provided on the wider shopping park.

PLANNING
 The property has A1 retail consent and may be suitable for alternative uses, such as D2/leisure, subject to planning.

EPC
 To be assessed

VAT
 All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

ACCOMMODATION

Gross Internal Area (GIA)	sq ft	sq m
Ground	4,020	373

TERMS
 Subject to obtaining vacant possession the premises are available by way of a new lease on full repairing and insuring terms.

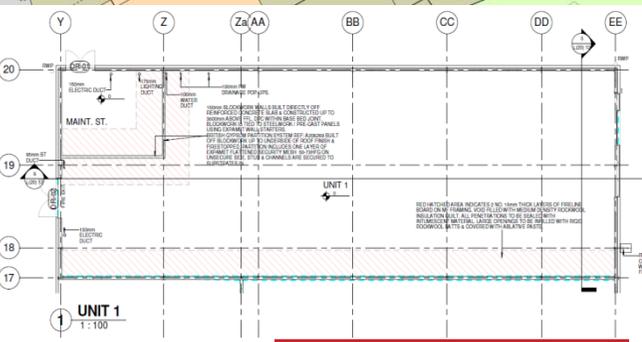
RENT
 £66,330 per annum exclusive (£16.50 psf).

RATEABLE VALUE
 The Valuation Office Agency classifies the property as 'Retail warehouse and premises'
 Rateable Value: £51,500
 (Source: www.voa.gov.uk)

LEGAL COSTS
 Each party to pay its own legal costs incurred in the transaction.

VIEWING
 Viewing strictly by prior appointment through the joint sole agent:

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