

Prominent Shop To Let

8 Christchurch Road, Bournemouth,
Dorset, BH1 3LX



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Location

Bournemouth is an attractive coastal town with a strong commercial, tourism and leisure sector with excellent road and rail communications. The towns' catchment of approximately 2.4 million and a growing student population with in excess of 18,000 students at the University.

The premises are situated in a prominent position close to several university buildings together with retail and other uses such as Gala Bingo, restaurants, estate agents etc.

Description

The accommodation is arranged over basement and ground floor comprising the following approximately dimensions and floor areas (measured on a net internal basis).

Floor	Sq ft	Sq m
Banking Hall (internal width width (max)	849	28,82
Shop depth	63"11	19.49
Ground floor (max)	4,951	460
Basement Stock / Staff	2,868	267

20 Car parking spaces

Lease

The premises are available on a new lease for a term to be agreed subject to rent reviews at five year intervals on effectively full repairing and insuring terms by way of service charge.

Rent

Offers are invited in the region of £74,000 per annum.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

User

The lease permits Classes A1 or A2.

There may be scope to widen the permitted use(s) subject to landlord consent.

Business rates

We understand that the property is assessed as follows:

Rateable value: £50,500
UBR (2020/21): £51.2

There is currently a rates holiday for qualifying retail uses until April 2021. Interested parties should carry out their own investigations.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is F. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

For further information please contact:

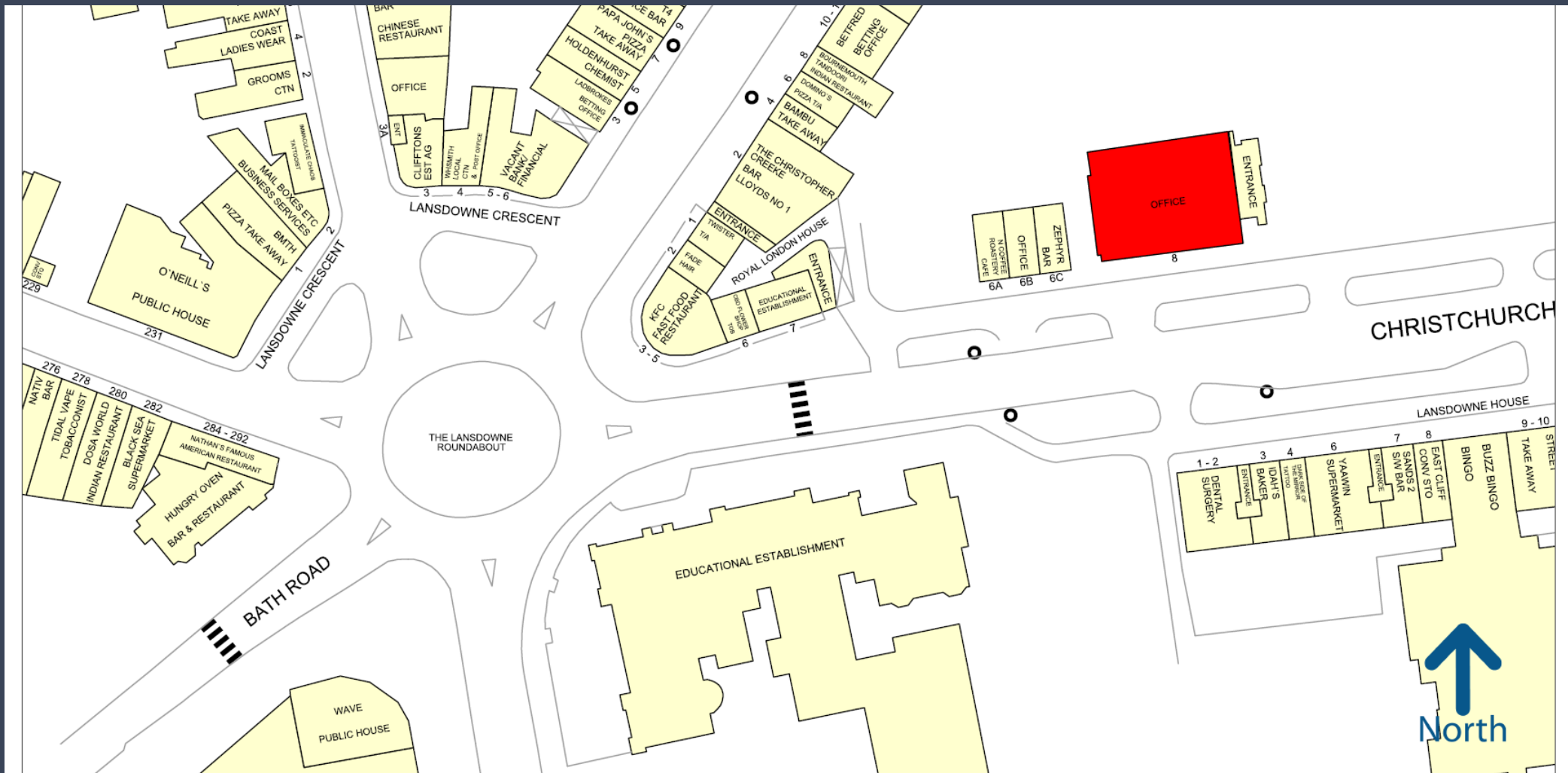
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Subject to Contract

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50 metres



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