

# 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 /	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 30th June 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:

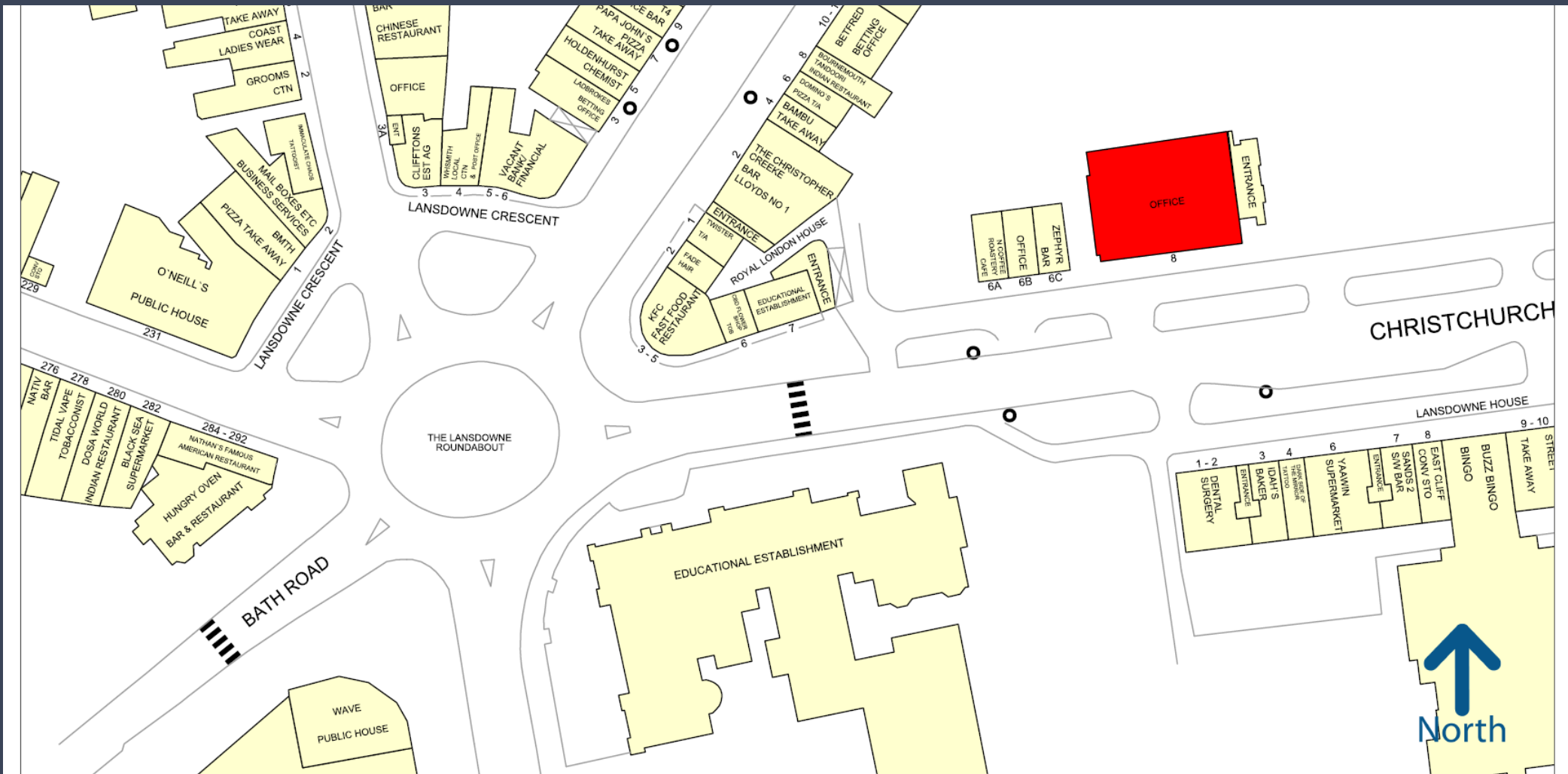
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