



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 73 SEAMOOR ROAD, WESTBOURNE, BOURNEMOUTH, BH4 9AE



**Retail/Restaurant/Café/  
Leisure unit TO LET**

- High footfall
- Popular area of Westbourne
- Ground and basement: Total area 2,225 sq.ft.



### **SITUATION AND DESCRIPTION.**

Westbourne is a popular and well-established suburban retail area approximately one and a half miles West of Bournemouth Town Centre and serves the affluent residential districts of Westbourne, Alum Chine, Branksome Park and Talbot Woods .

Westbourne has a variety of nearby occupiers including Marks & Spencer, Boots, Iceland, and Coffee #1.

The property is located opposite Marks & Spencer Food.

### **ACCOMMODATION**

Ground floor: 1,057 sq.ft. (92.8 sq.m.)  
Basement: 1,168 sq.ft. (108.5 sq.m.)  
Cloakroom / WC

### **RATEABLE VALUE - £25,500**

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance.



### TENURE

Available on a new lease with terms to be negotiated at a rental of £27,500 per annum exclusive of Service charge and Buildings Insurance.

### PLANNING

Class E Use

This property falls within Class E Commercial Businesses and Services, which include A1, A2, A3, B1, Indoor sports and Medical use, crèche/day nursery

### EPC RATING: C

### LEGAL FEES

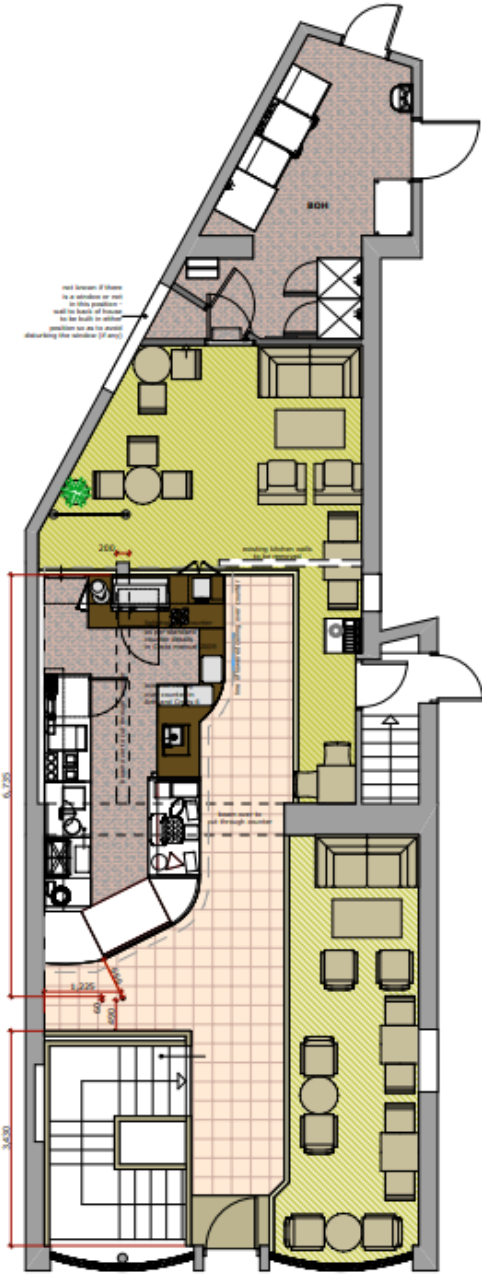
The incoming tenant will be responsible for their own legal fees.

### VIEWING AND FURTHER DETAILS

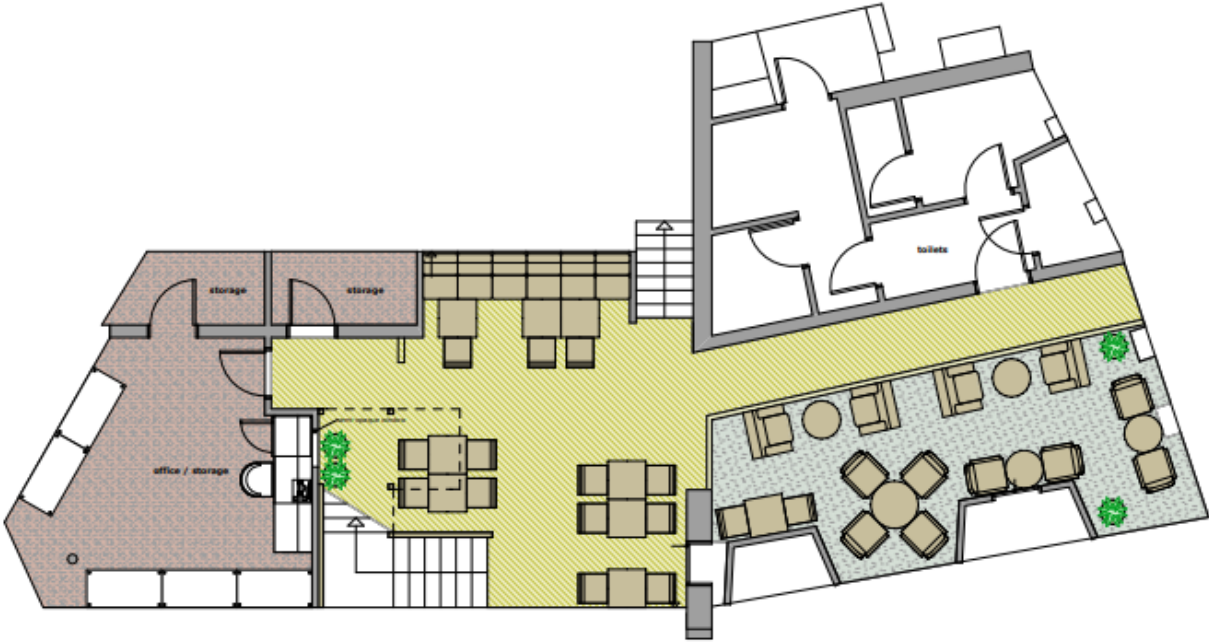
By arrangement with Ellis and Partners through whom all negotiations are to be conducted



Current Layout



GROUND LEVEL



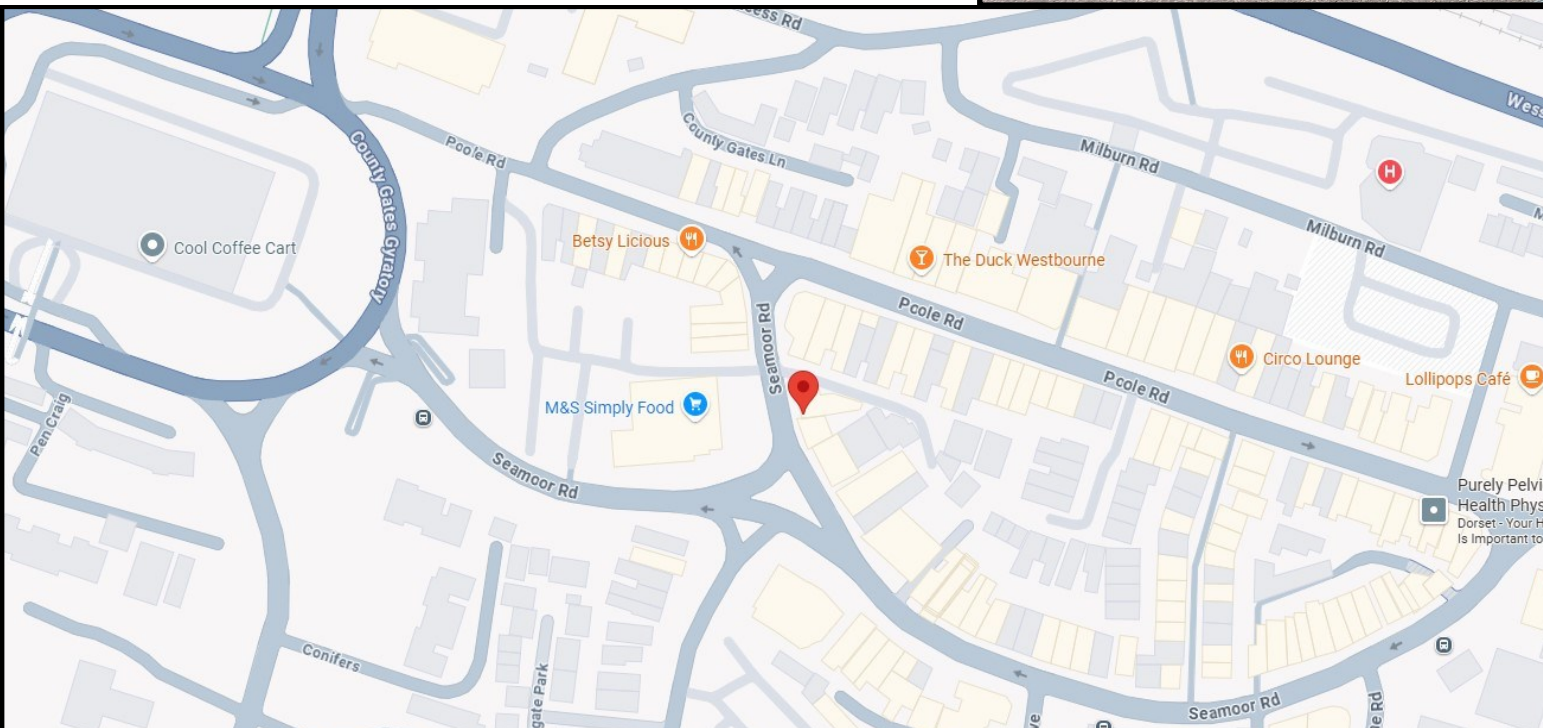
LOWER GROUND



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**Available on a new lease at  
£27,500 per annum**



Arrange a viewing today

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