



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**402 HOLDENHURST ROAD  
BOURNEMOUTH DORSET BH8 8BN**



## Lock Up Shop TO LET

- Sales area: 384 sq.ft. (36 sq.m.) approx. plus sizeable basement
- Undergoing refurbishment
- Class E use (no catering uses would be allowed)

**Available on a new  
lease at  
£10,500 p.a.**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

The Property is located about 2 miles east of Bournemouth and ½ mile west of the AFCB Vitality stadium in Kings Park. The property is located immediately opposite the Springbourne Fire Station at the junction where Holdenhurst Road meets with the A3049 Richmond Park Road which then provides good road access out onto the A338 Wessex Way

The property comprises a lock up shop and size basement. The property is currently undergoing refurbishment works and will be ready in August . The landlords are installing a new kitchenette and cloakroom facilities and new shop front.

## ACCOMMODATION

Width 18'03" (5.5m)

Depth 21'06" (6.5m)

Sales Area 384 sq.ft. (36 sq.m) Approx

New kitchenette and cloakroom to be installed

Basement 18'00" x 30'06" (5.5m x 9.3m)  
549 sq.ft. (51 sq.m.) Approx

## RATEABLE VALUE - To be reassessed

The new Ratable value is expected to be below £12,000

From 1<sup>st</sup> April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

## PLANNING

Long established retail use now Use Class E

Occupiers including retail office medical would be considered. **No catering uses**

## EPC RATING - TBC

## TENURE

Available on a new lease with terms to be negotiated at a rental of £10,500 p.a. per annum.

3 month rent deposit would be required for any letting

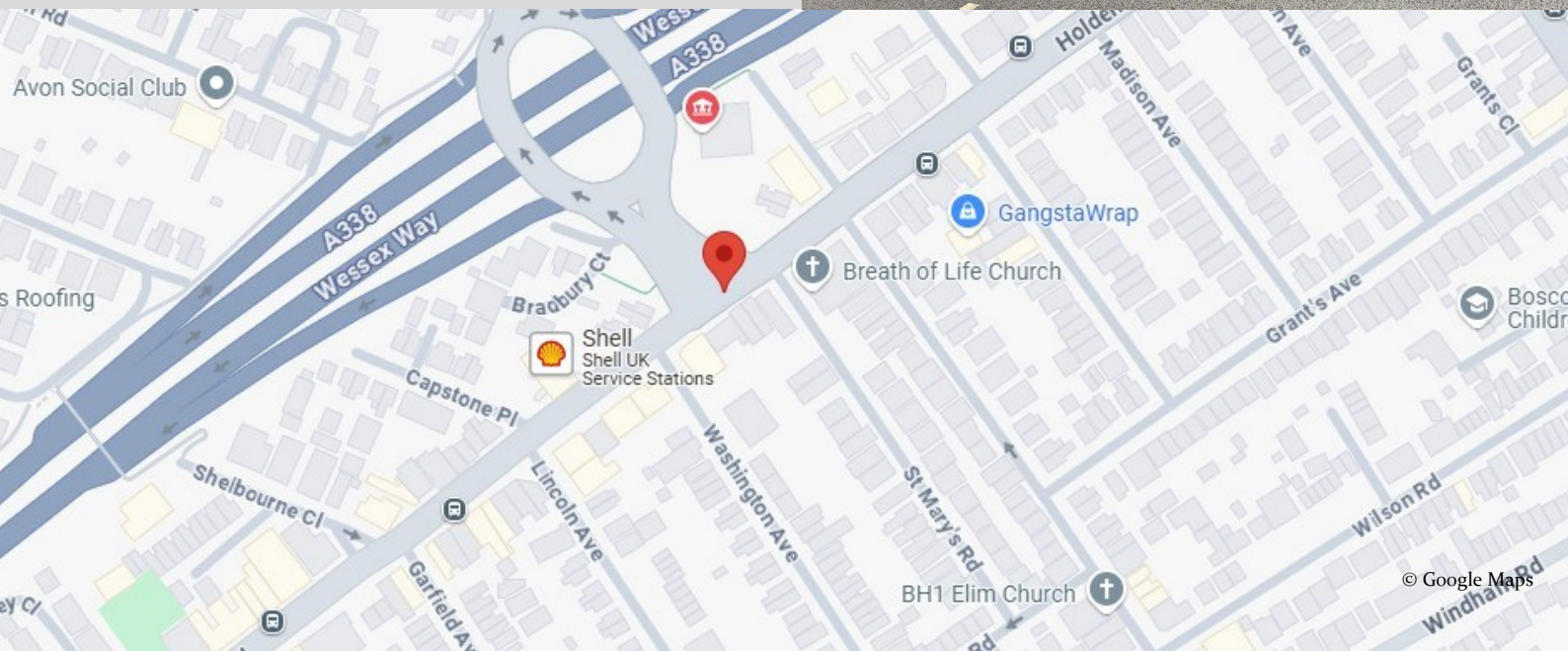
Ellis and Partners can prepare, in house, a new tenancy agreement for a term of up to six years at a cost of £600 plus VAT to the incoming tenant.

## VIEWING AND FURTHER DETAILS

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

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.