



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



# PROMINENT CORNER POSITIONED UNIT TO LET

NEW LEASE £18,000 p.a.

 **716 CHRISTHURCH ROAD, BOSOCOMBE,  
BOURNEMOUTH, BH7 6BZ**



## KEY FEATURES

- Double fronted lock up shop with well presented
- On-site parking for 7 cars
- Net floor area: 1,304 sq.ft.

ARRANGE A VIEWING

 [bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)  01202 551821

## SITUATION & DESCRIPTION

Boscombe is a busy and popular residential and commercial district approximately 1.5 miles east of Bournemouth Town Centre and 5 miles west of Christchurch Town Centre.

The property occupies a highly prominent corner position located at the junction of Portman Road and Christchurch Road at the busy traffic light junction.

The property consists of a large unit with window frontage to the front and side. Internally there is a large open planned space and benefits from a good sized kitchen and cloakroom/WC. The premises have been fitted out to a high standard

## ACCOMMODATION

Shop Width :121'02" max 11'5" min.  
Shop Depth :61'00"  
Net floor area :1,304 sq.ft. (121.14 sq.m.) approx..  
Cloakroom/WC  
Kitchen

On-site parking for 7 cars

## EPC RATING -

C-

## PLANNING

Class E Use

Former A1/ A2 Retail and Financial/Professional Services

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## RATEABLE VALUE

To be reassessed

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 £18,000 p.a.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

## LEGAL FEES

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

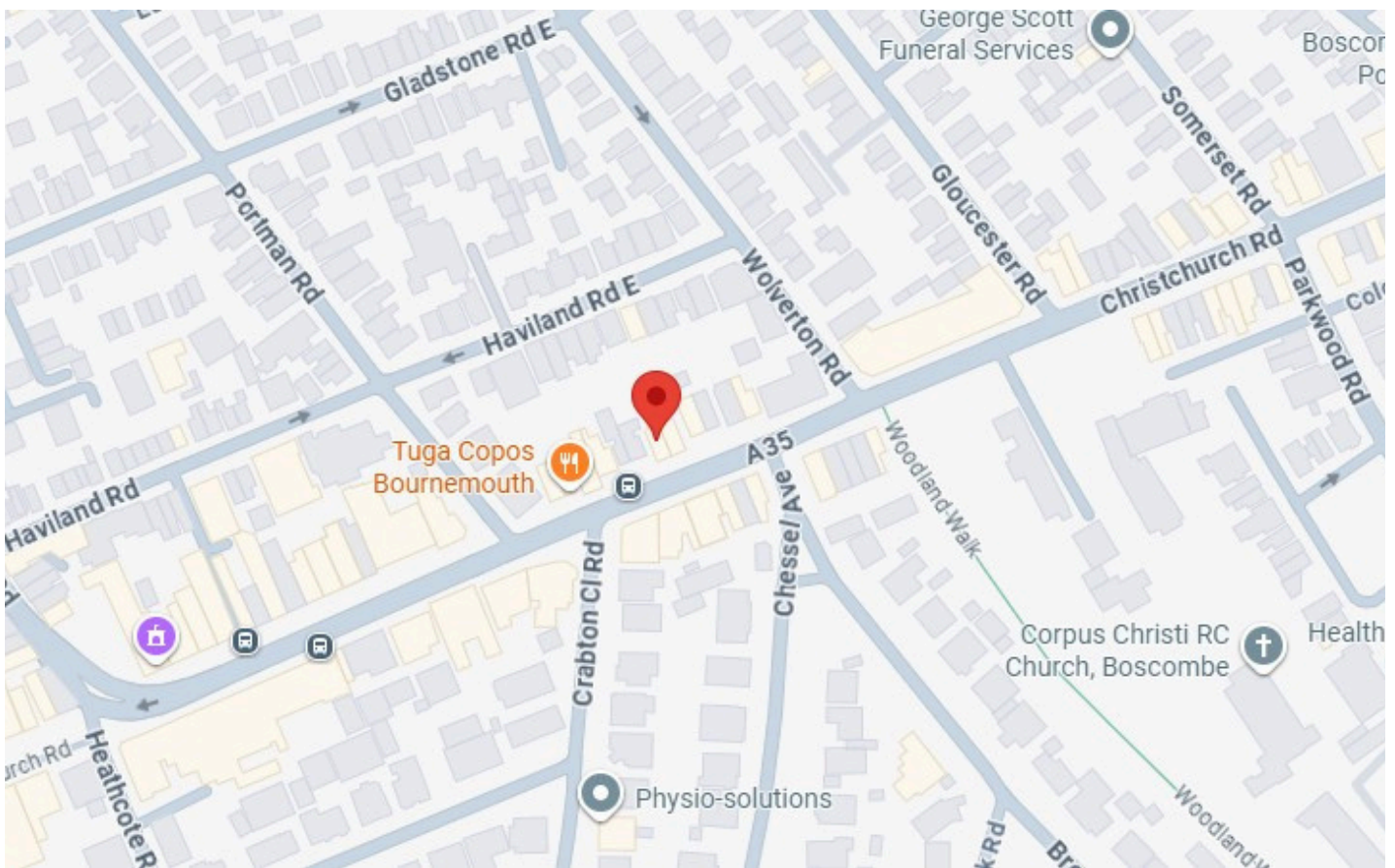
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# MAP LOCATION

© Google Maps



## 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.

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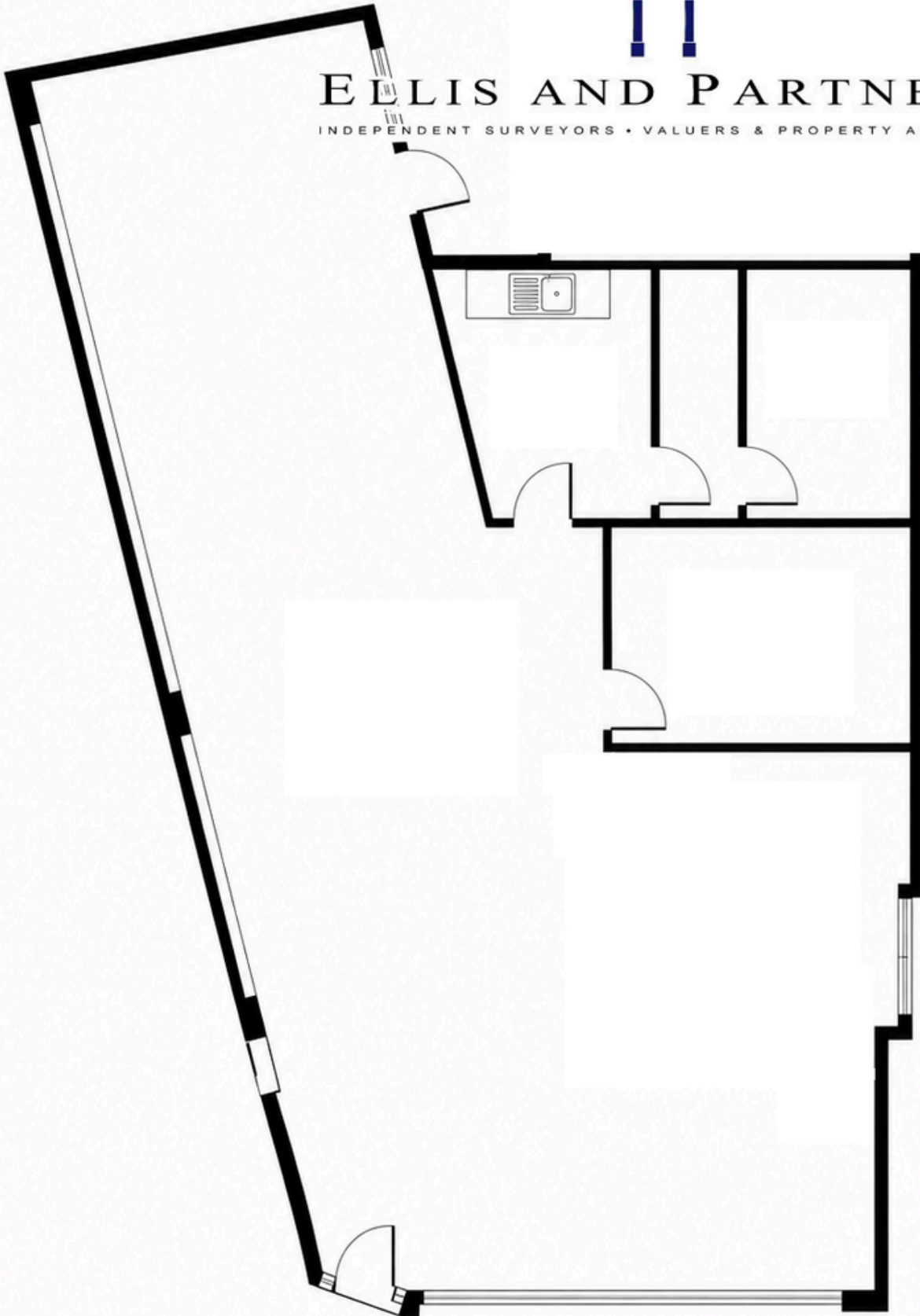
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## GROUND FLOOR PLAN

Not to scale. For illustrative purposes only.