



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**13 LANSDOWNE ROAD
BOURNEMOUTH BH1 1RZ**



COFFEE SHOP / CAFÉ TO LET

- Fully fitted out as a café / coffee shop but alternative uses such as office, retail or medical would be considered
- Sales Area 538 sq.ft. (50 sq.m.) Approx
- No premium for the fixtures and fittings

Arrange a viewing today

01202 551821

**Available on a new
lease at a rental of
£13,500 p.a.**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The Lansdowne is historically the central business district of Bournemouth Town Centre. There is now a wide mix of commercial occupiers and Bournemouth University has both admin offices, classrooms and student halls of residence all within the Lansdowne.

The property comprises a ground floor lock shop that is fitted out and trading as a café since 2018.

ACCOMMODATION

Shop

Width 16'00" (4.8m)

Depth 32'06" (9.9m)

Customer Cloakroom

Accommodation includes customer tables and seating, and the kitchen and service area fitted out with a range of catering equipment, stainless steel sink and drainer, hand wash basin, and kitchen extractor

Sales Area 538 sq.ft.(50 sq.m) Approx.

RATEABLE VALUE - £11,000 (previously £7,200)

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

EPC RATING - C

TENURE

The premises are available on a new lease with terms to be negotiated at a rental of £13,500 p.as

The incoming tenant will be required to provide a 3 month rent deposit

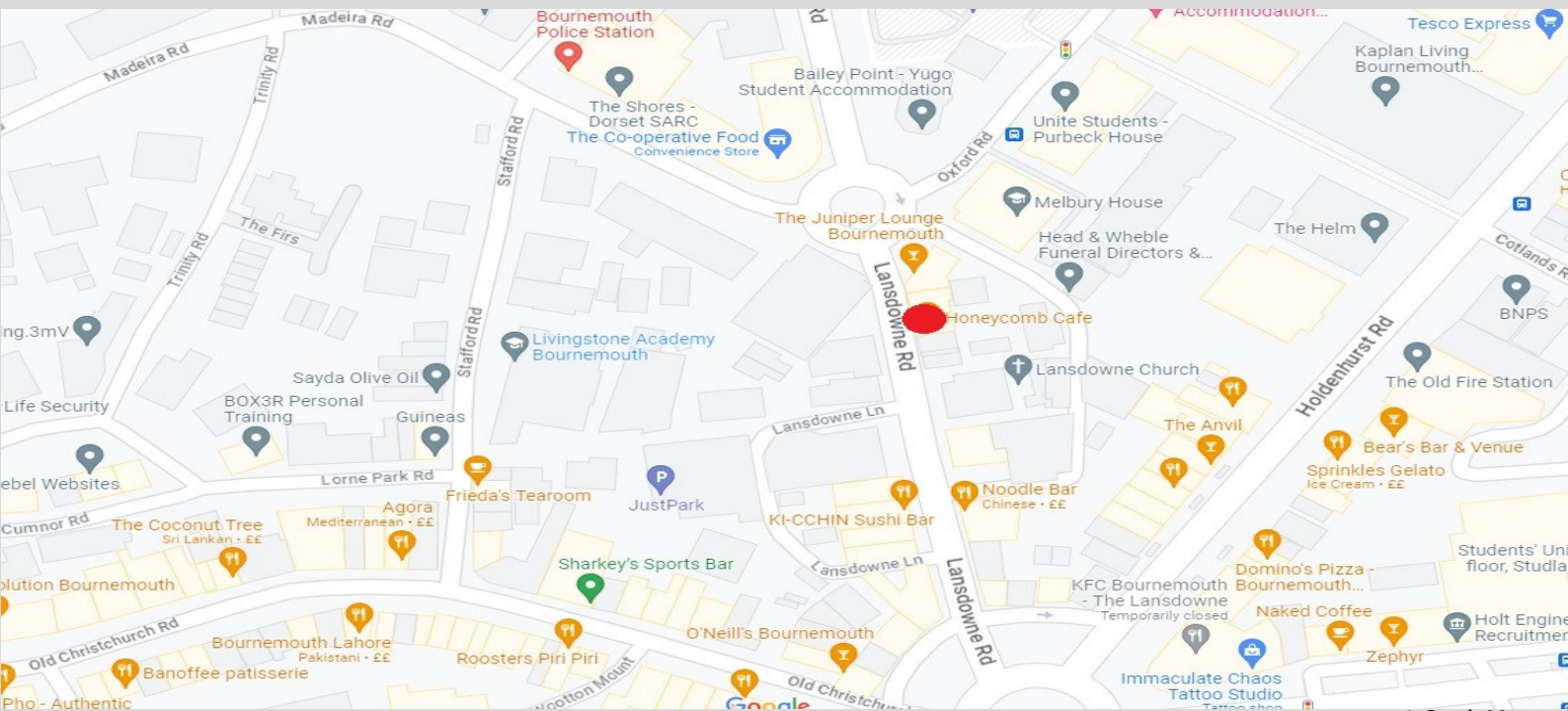
Ellis and Partners can prepare, in house, a new tenancy agreement and rent deposit deed for a term of up to six years at a cost of £550 plus VAT to the incoming tenant.

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



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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.