



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**62a BARGATES
CHRISTCHURCH DORSET BH23 1QL**



**Lock Up Shop
TO LET**

- Main Road Position
- New lease
- Total floor area: 422.22 sq.ft. (39.23 sq.m.)

Arrange a viewing today

01202 551821

**Available on a new
lease at
£8,500 p.a.**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

A single lock up shop unit to let in busy part of Christchurch, Dorset, which will be offered with vacant possession.

Bargates is one of the busiest roads in Christchurch, and connects the town centre with Fairmile, which in turn connects to the main A338 Bournemouth spur road. It therefore carries a high volume of vehicle traffic and also benefits from high pedestrian footfall.

There is on road parking nearby and a pedestrian-crossing almost opposite the premises.

Retailers in the nearby town centre include Waitrose superstore, Marks and Spencers Food and a whole range of smaller businesses, most of the national banks and building societies and a number of restaurants.

ACCOMMODATION

Front sales area	Depth: 23'5"	(7.16m)
	Width: 23'3"	(7.1m)
Rear sales area/stock room	Depth: 8'0"	(2.45m)
	Width: 13'3"	(4.04m)
Total sales area:	422.22 sq.ft.	(39.24 sq.m.)

Separate kitchenette and WC

EPC RATING B-46

PLANNING

Long established Class A1 retail use

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

RATEABLE VALUE - £6000

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

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 £8,500 per annum.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £550 (including VAT).

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

Tel: 01202 551821

Website: 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.