



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**UNIT 20 ST PETERS QUARTER, BOURNEMOUTH,
BH1 2AD**



Retail unit TO LET

- High footfall
- Prime retail location
- Ground floor and basement total area: 2,312 sq.ft.

**Available on a new
lease at
£30,000 per annum
plus VAT**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION.

The property is situated within the heart of Bournemouth Town Centre near to popular retailers such as TK Maxx, Wetherspoons, Cosmo and Card Factory.

The property consists of a ground floor, a small basement staff room, and a larger basement store.

ACCOMMODATION

Ground floor: 1073 sq.ft. (99.7 sq.m.)
Staff room: 141 sq.ft. (13.1 sq.m.)
Basement store: 1098 sq.ft. (102 sq.m.)

RATEABLE VALUE - £30,000

TENURE

Available on a new lease with terms to be negotiated at a rental of £30,000 per annum plus VAT 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: B

LEGAL FEES

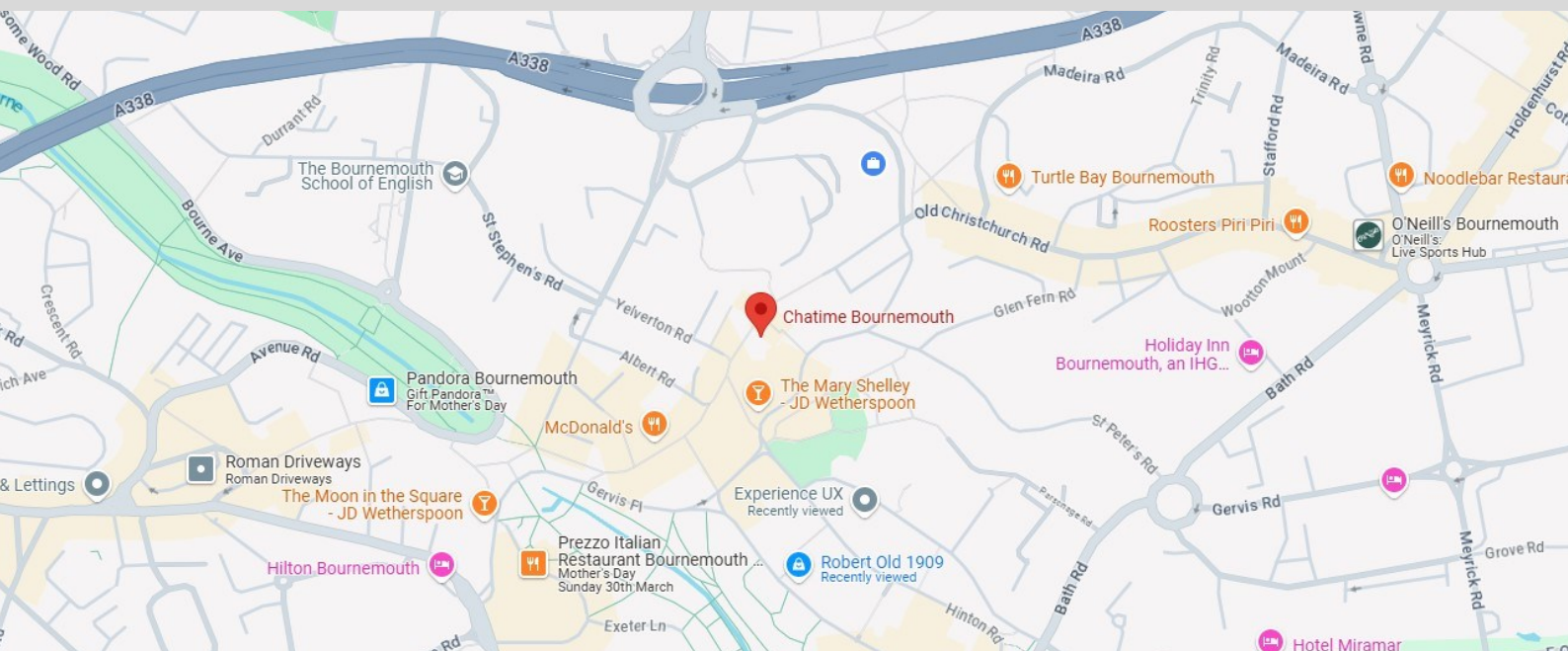
The incoming tenant will be responsible for their own legal fees.

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



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