



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**1153 CHRISTCHURCH ROAD  
BOSCOMBE EAST BOURNEMOUTH BH7 6BW**



## Business For Sale

- Currently trading as takeaway/restaurant
- No business rates payable subject to SBRR.
- New Lease (subject to landlord's consent)
- Total floor area: 22.04 sq m / 237.17 sq ft

**Available at a rental of  
£8,250 p.a.**

**Premium - £20,000**

Arrange a viewing today

**01202 551821**

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

## SITUATION AND DESCRIPTION

The premises are located within a parade of shops and is directly opposite Costa Coffee. The property is located about 2 miles West of Christchurch Town Centre and just over 3 miles East of Bournemouth Town Centre. The property benefits from road improvements to Christchurch Road to construct new parking bays on the pavement for customers.

Occupiers in the immediate vicinity are predominantly local and specialist traders but national occupiers including Sainsbury Local, Tesco Express and Costa Coffee have stores close by on Christchurch Road.

The subject premises consist of a single fronted lock up shop.

## ACCOMMODATION

Shop width: 16' 8" (5.094m)  
Shop depth: 14' 2" (4.327m)  
Total Sales area: 22.04 sq m / 237.17 sq ft  
Kitchen and WC

## RATEABLE VALUE - £4,600

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).

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 £8,250 per annum.

## PREMIUM

£20,000 for the benefit of the remainder of the lease, fixtures and fittings.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT

## PLANNING

From September 2020 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 D

## LEGAL FEES

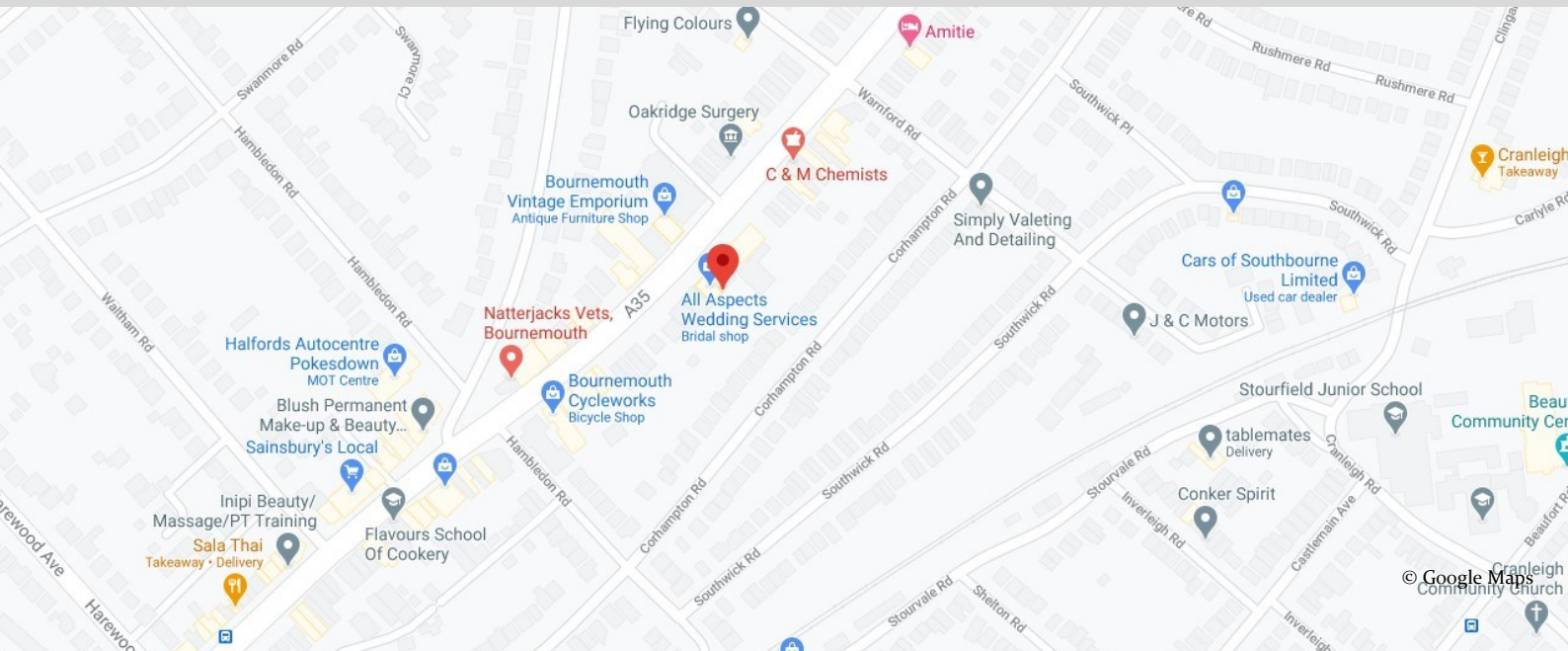
The incoming tenant will be responsible for their own legal fees.

## 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](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 representations 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.