



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**BASEMENT, ST PETERS QUARTER,
BOURNEMOUTH, BH1 2AD**



**Basement / Storage in Prime
Shopping Centre
TO LET**

- Can also be used for storage
- Prime Retail Location
- 8,000 sq.ft.

**Up to 8,000 sq.ft.
TO LET
for retail/bar/leisure/
storage**

**£32,000 per annum
plus VAT**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION.

The property is located in the prime shopping area within the heart of Bournemouth's busy town centre. Occupiers within the vicinity are JD Wetherspoons, Fat Face and Café Nero.

The unit is the large open plan basement located below Superdry.

The basement is accessible through doors on St Peters Road between JD Wetherspoon and Cosmo, two of the busiest restaurants in Bournemouth, which lead down to a huge open plan space suitable to be converted to a gym / gallery / casino / sports area, or simply used for storage.

The unit will require work to turn into a useable space. Alternatively, the unit can be used for storage immediately.

ACCOMMODATION

Total area: 8,000 sq.ft. (743 sq.m)

RATEABLE VALUE - £TBC

TENURE

Available for £32,000 per annum plus VAT

PLANNING

Class E Use

This property falls within Class E Commercial Businesses and Services, which include Retail, Restaurant, Office and sports / leisure uses / creche / 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

Email.

bhcommercial@ellis-partners.co.uk



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