ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

3 POST OFFICE ROAD
BOURNEMOUTH DORSET BH1 1BB

Lock Up Shop unit
TO LET

- Shop and basement
- Good location
- Sales area: 340 sq.ft. (31.62 sq.m.) approx. plus basement

Available on a new lease at £12,000 p.a.

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The property is located on the pedestrianised section of Post Office Road in a prominent position. In the immediate vicinity there are retailers such as Lush and Scribbler.

A short distance up the road is Richmond Hill where a variety of pubs, cafes and restaurants are located such as Starbucks, Slug and Lettuce and the The Ivy whilst a short distance down the road is the town main high street Old Christchurch Road where all of the town major retailers can be found.

This attractive shop with curved glass frontage is arranged over ground floor and basement. The ground floor provides a open plan serving/retail area. The basement provide good useable storage/preparation area. There is also a front forecourt suitable for seating or outdoor display.

ACCOMMODATION

Max depth	20'10"	(6.35m) by
Max width	16'4"	(4.98m)
Total area:	340 sq.ft. (31.62 sq.m.)	

Irregular shape, sizes are approx.
Basement is 409 sq.ft. (38 m 2)

W/C located in the communal parts of the offices above or
W/C could be reinstated in the basement
Air conditioning
High Ceilings

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, Indoor sports and Medical use, crèche/day nursery

RATEABLE VALUE -

To Be Reassessed - likely to be £15,500
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 £12,000 per annum.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

EPC RATING—B38

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.

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.

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