



# PROMINENT CORNER POSITION SHOP AND BASEMENT TO LET

**NEW LEASE £16,000 p.a.**

 **654 CHRISTCHURCH ROAD, BOSCOMBE, BOURNEMOUTH, BH1 4BP**



## KEY FEATURES

- Sales area: 1,145 sq.ft. (105 sq.m.) approx.
- Lower ground floor: 1,230 sq.ft. (114 sq.m.) approx.
- Previously used as child's day nursery

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

 01202 551821

## SITUATION & DESCRIPTION

The property occupies a prominent corner position on the edge of the pedestrianised section in Boscombe at the junction of Hawkwood Road and the A35 Christchurch Road.

The A35 Christchurch Road is the main through road that connects Christchurch, Boscombe and Bournemouth. The pedestrianised section of Christchurch Road has a range of both local and national occupiers and include a Sainsbury Supermarket. Bournemouth Town Centre is located 3 miles to the west and Christchurch town centre 3 miles to the east.

The accommodation comprises a lock up shop arranged over ground and lower ground floors. The previous occupier was a childrens day nursery and café.

All uses would be considered

## ACCOMMODATION

Ground floor

Width (front) 30'00" (9.1m)

Width (rear) 18'00" (5.4m)

Depth 49'00" (14.9m)

Currently fitted out with various partitioned rooms

Sales Area 1,135 sq.ft. (105 sq.m.) Approx.

Lower Ground floor

Comprising 3 areas 1,230 sq.ft. (114 sq.m.) Approx.

Staircase installed at the rear of the shop that is suitable for public access use

## EPC RATING -

TBC

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## PLANNING

Change of use planning consent from A1 retail to mixed D1 / D3 use was granted 12<sup>th</sup> June 2015  
(Application No. 7-2015-1137-H)

All uses would be considering including catering .

## RATEABLE VALUE

The current rateable value as of the 1<sup>st</sup> of April 2026 is £21,000

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 £16,000 per annum.

Ellis and Partners can prepare, in house, a new tenancy agreement for a term of up to six years at a cost of £600 plus VAT to the incoming tenant.

Incoming tenant would be expected to provide a 3 month rent deposit

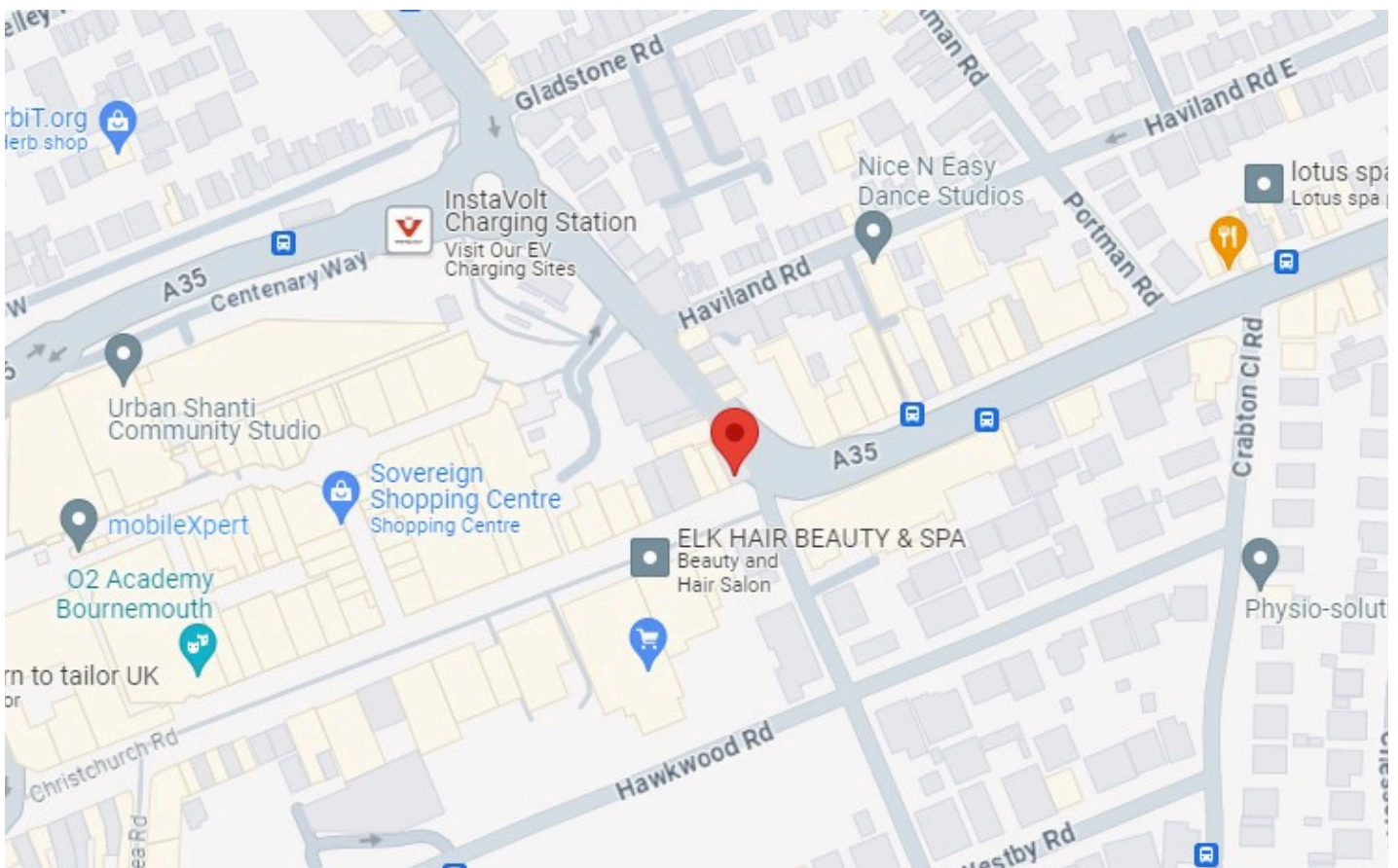
## LEGAL FEES

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

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# MAP LOCATION

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## 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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