



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## UNITS 3-4 THE ARCADE

**OLD CHRISTCHURCH ROAD BOURNEMOUTH BH1 2AF**



## Prime Retail /Restaurant Premises TO LET

- Ground floor sales: 1041 sq.ft. (96.7 sq.m.)
- Basement sales: 1002 sq.ft (93.08 sq.m.)
- Ancillary accommodation at first floor
- Prestigious location

**Available at  
£35,500 pa**

Arrange a viewing today

**01202 551821**

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

## SITUATION AND DESCRIPTION

The Arcade leads from the prime section of Old Christchurch Road to the high fashion and luxury goods retail area of Gervis Place and Westover Road. The Arcade provides the principal thoroughfare between Westover Road and Old Christchurch Road and, consequently, benefits from a considerable footfall.

Other occupiers within The Arcade include, **Space NK**, **Waterstones**, and **Charles Fox Jewellers Ltd**.

The unit comprises ground and basement retail space, with ancillary accommodation at first floor.

## ACCOMMODATION

### Ground floor

Ground floor sales:	1041 sq. ft.	(96.7 sq.m.)
Basement Sales:	1002 sq.ft.	(93.08 sq.m.)
First floor ancillary / stores:	930 sq.ft.	(86.39 sq.m.)

## RATEABLE VALUE - £65,000

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.  
Rental: £35,500 per annum Service charge and insurance information available upon request.

## PLANNING

Class E. Shop, Restaurant , business use , office , leisure etc

## LEGAL FEES

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

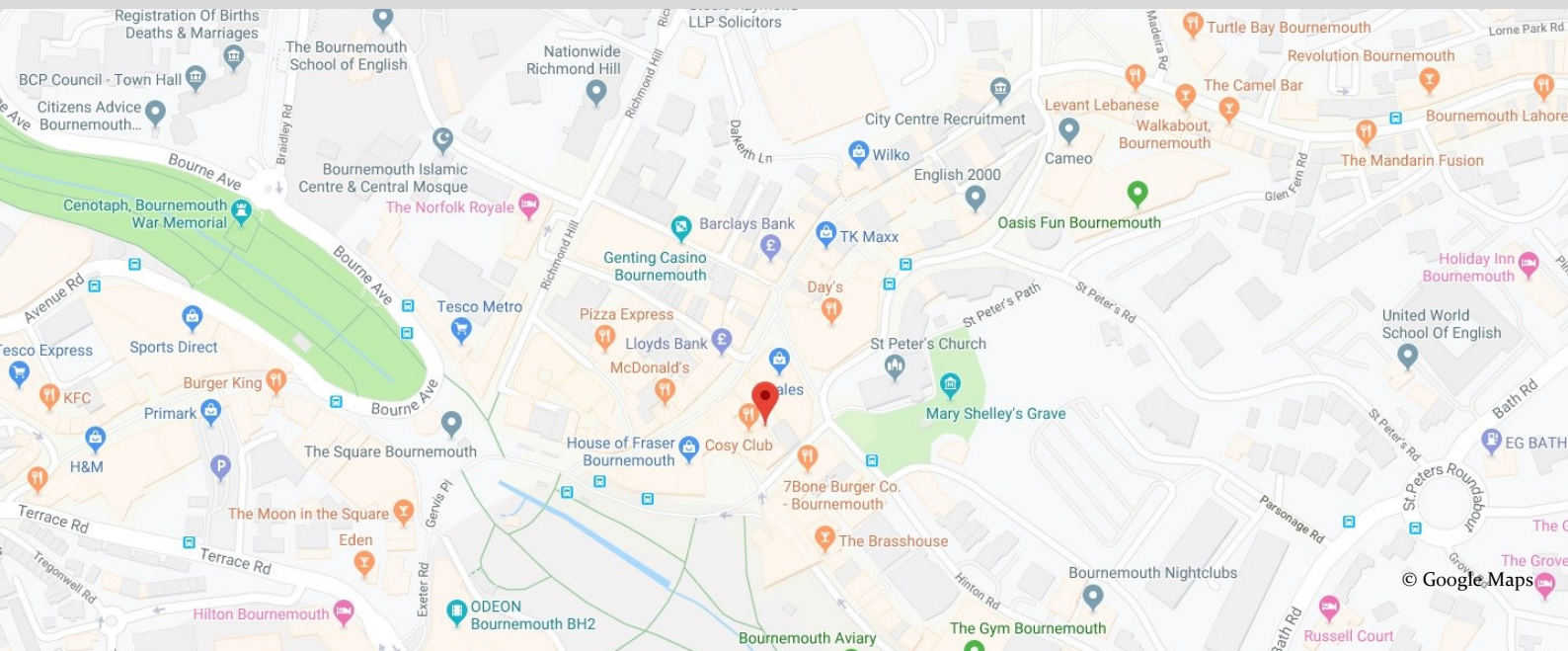
## EPC Rating C

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

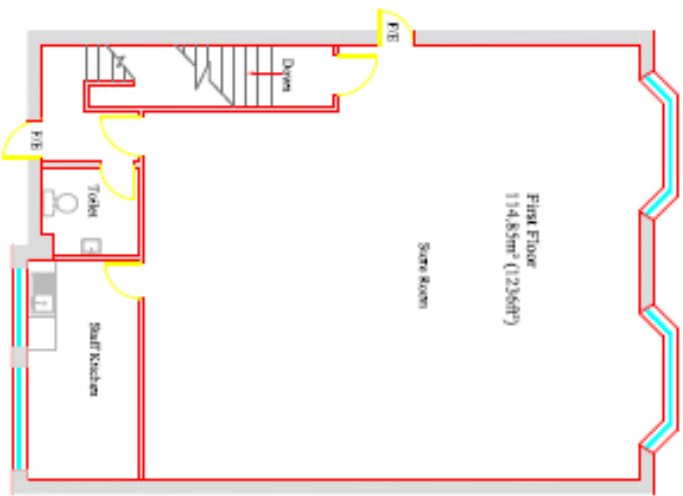
**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



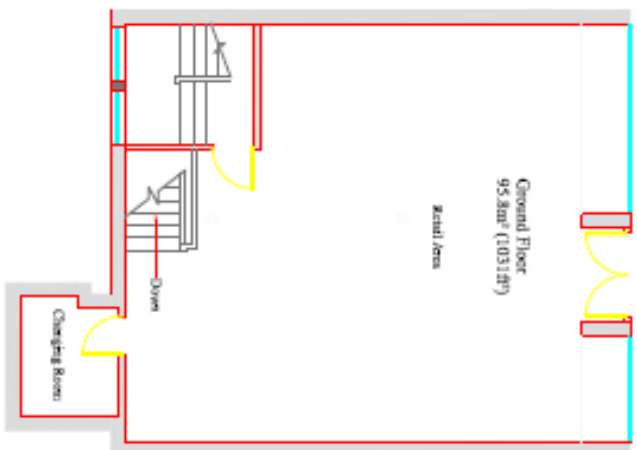
## MONEY LAUNDERING REGULATIONS

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.

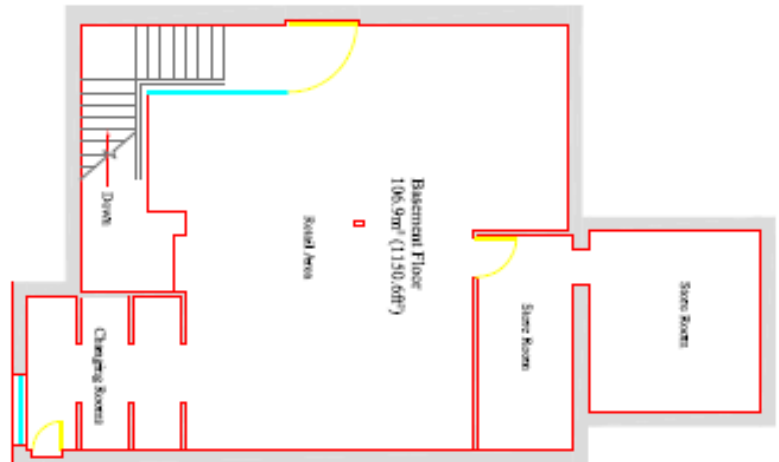
The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on 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 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.



First Floor



Ground Floor



Basement

**ELLIS AND PARTNERS**

INDEPENDENT SURVEYORS ■ VALUERS ■ PROPERTY ADVISORS

Address : ONE Limesy House, 4 Dean Park Crescent, Beaumont, BH1 1LY  
 Telephone : 01202 551821 Email : [help@ellis-partners.co.uk](mailto:help@ellis-partners.co.uk)  
 Fax : 01202 557310 Web : [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)

Project	The Arcade	Surveyor	BS
Title	Floor Plan	Date	08/08/19
		Scale	NTS
		Size	A4
		Dwg No.	001
		Revision	



