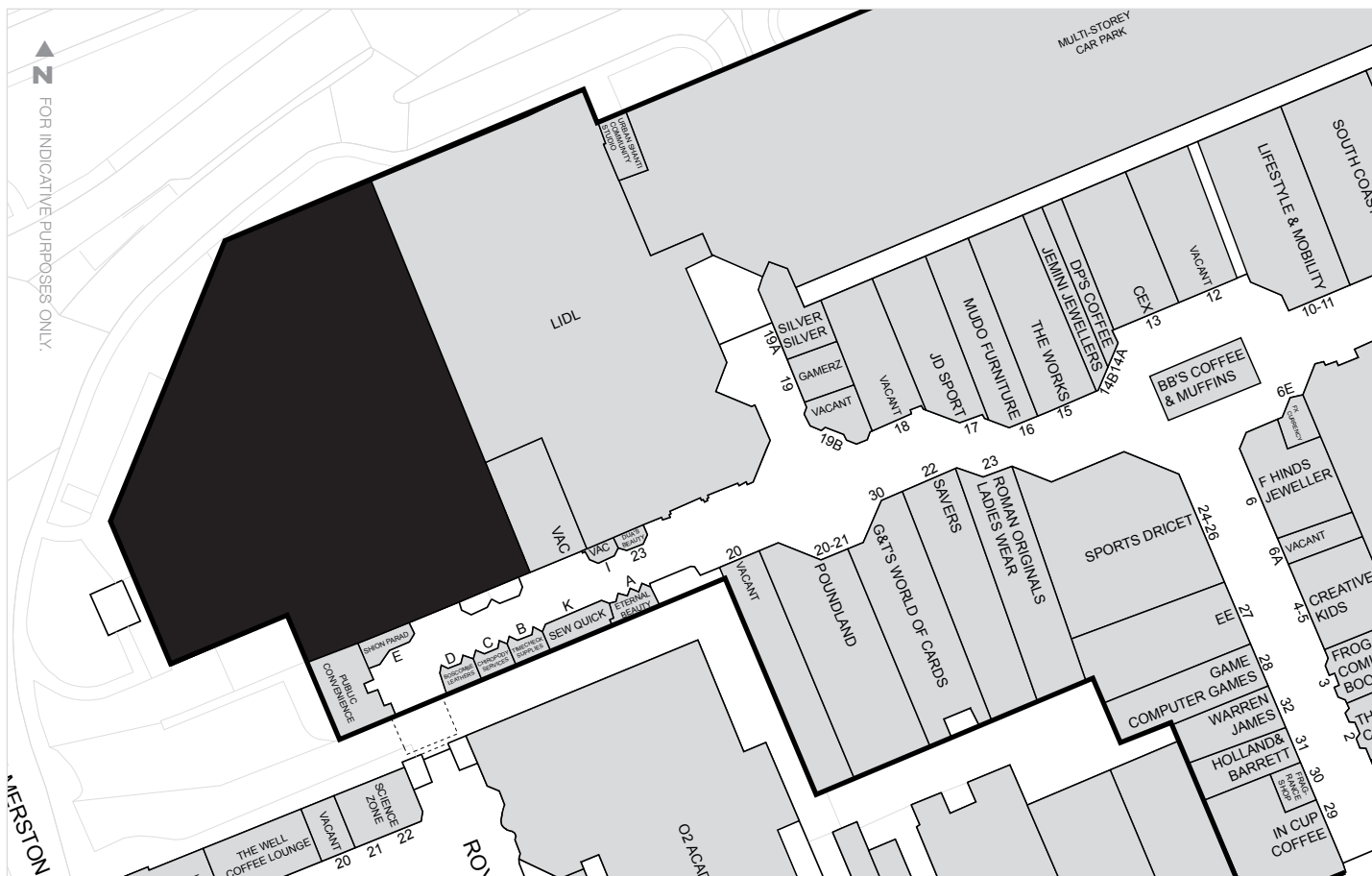

BOSCOMBE

LSU, THE SOVEREIGN CENTRE



LARGE CLASS E UNIT TO LET
31,900 SQ FT (2,963 SQ M)



LOCATION

This former Wilko store is located within the Sovereign Shopping Centre, Boscombe, Bournemouth. Situated near the Penny Lane entrance, the store has a prominent frontage to the shopping centre, which houses various national retailers. Located nearby are **Lidl**, **Poundland**, **JD Sports**, **Sportsdirect**, **F Hinds** and **Boots**. The Sovereign Shopping Centre offers a multi-storey car park with 625 spaces, including disabled bays on the ground floor and electric vehicle charging points. The car park is accessible via Centenary Way and features lifts for easy access to the subject premises. The Sovereign Centre's annual footfall is estimated at approximately 5.2 million people.

ACCOMMODATION

The unit extends to approximately 31,900 sq ft (2,963 sq m) arranged over ground and first floors as follows:

Ground floor	25,300 sq ft	2,350 sq m
First floor	6,600 sq ft	613 sq m
Total	31,900 sq ft	2,963 sq m

Floor plans are available on request.

LEASE

The shop is available by way of a new FRI lease for a term to be agreed subject to 5 yearly upward-only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

£150,000 per annum exclusive.

TIMING

The unit is available for possession immediately.

USE

We understand the current planning is Class E however parties should carry out their own investigations with the planning department at BCP Council.

SERVICE CHARGE

The current on account is approx. £2.67 per sq ft per annum.

RATES

The local rating authority has advised that the property is currently assessed as follows:

Rateable Value £133,000

Interested parties should verify the above figures with the local authority or refer to www.voa.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewing are strictly by appointment via the joint retained agents:



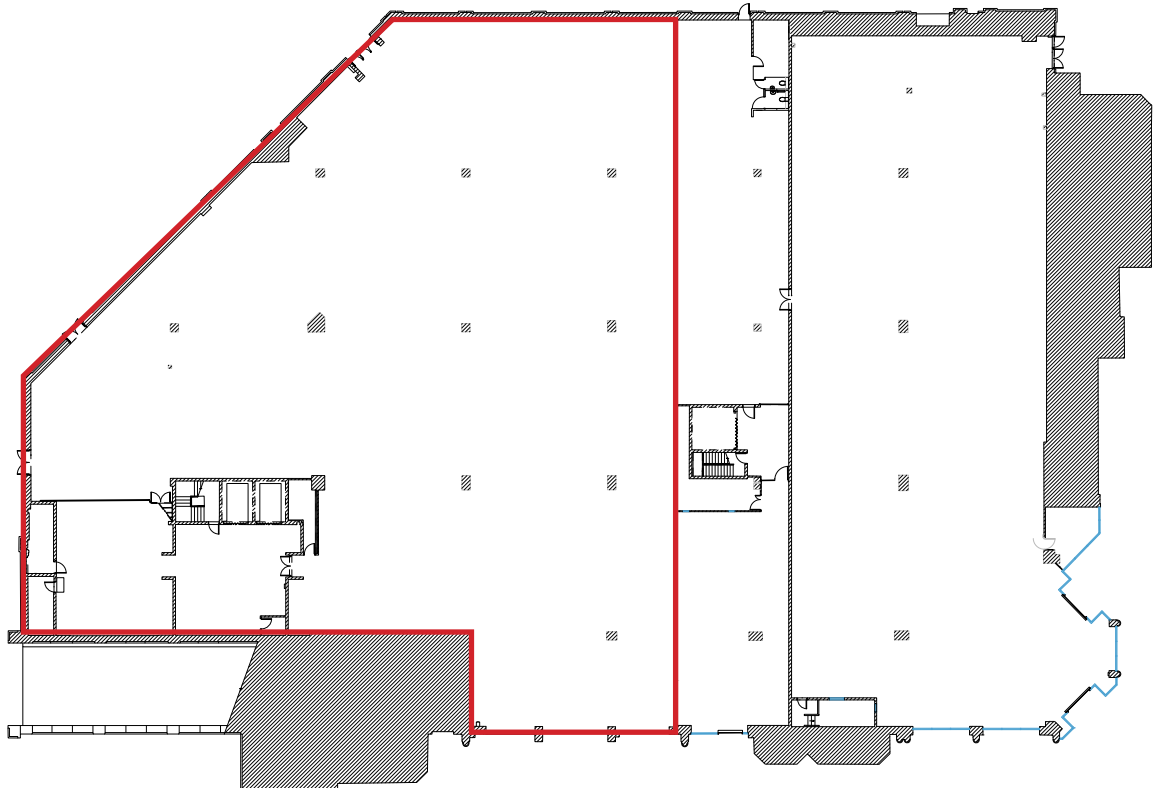
Nick Furlong
020 7183 0584
nf@bcretail.co.uk

Oscar Payne
07584 472 702
op@bcretail.co.uk

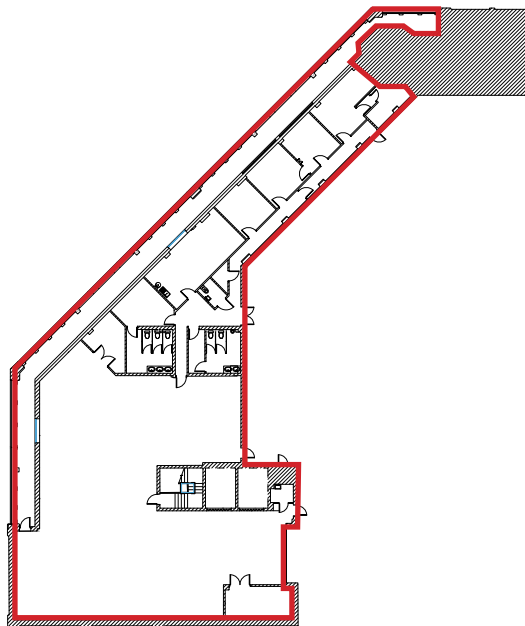
Or with the joint agents Goadsby, please contact Edd Watts on 01202 550 165.

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2025 SUBJECT TO CONTRACT

GROUND FOOR



FIRST FOOR



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

