



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**188 CHARMINSTER ROAD
CHARMINSTER BOURNEMOUTH BH8 9RL**



Restaurant/Shop Premises TO LET

Currently fitted out as a Restaurant

New lease

Sales area: 865 sq.ft. plus Kitchen and Store

Arrange a viewing today

01202 551821

Rental

£14,000 Per Annum

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The property is located in the busy and popular commercial district of Charminster which is approximately 1 mile north of the town centre. Charminster Road is a cosmopolitan suburb of the town with a wide range of restaurants, bars and specialist retailers which serve the neighbouring residential area.

The property is located in the mid section of Charminster Road opposite Enterprise Rent-a-Car and ESSO petrol station. The property comprises a single fronted shop which is currently fitted out as a Licenced restaurant.

ACCOMMODATION

Restaurant area: 865 sq.ft. (80 sq.m.) GIA

Kitchen: 145 sq.ft. (13.5 sq.m.) GIA

Store: 20 sq.ft. (1.95sq.m.) GIA

Currently set up for 32 covers inside but could be rearranged to allow further seating.

Fully fitted kitchen with extraction and hobs.

Male and Female WC's

Bar Area

PLANNING

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

RATEABLE VALUE - £11,000

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 £14,000 p.a.

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

LEGAL FEES

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

EPC RATING D

VIEWING AND FURTHER DETAILS

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

Tel: 01202 551821

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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.

Ellis and Partners (Bournemouth) Ltd No. 6522485

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