

UNIT B
RICHMOND GARDENS
SHOPPING CENTRE

TO LET

SUBSTANTIAL RETAIL PREMISES IN BOURNEMOUTH
TOWN CENTRE ADJACENT TO JD GYMS

12,374 SQ FT // 1,150 SQ M

UNIT B, RICHMOND GARDENS SHOPPING CENTRE, BOURNEMOUTH, DORSET, BH1 1EN



RICHMOND GARDENS
SHOPPING CENTRE



- FORMER LIDL SUPERSTORE
- VARIETY OF USES TO BE CONSIDERED (S.T.P.P.)
- JD GYMS OCCUPY THE ADJACENT UNIT
- THE SHOPPING CENTRE FORMS PART OF A 990 SPACE MULTI-STOREY CAR PARK
- BOURNEMOUTH TOWN CENTRE LOCATION

Quoting Rent: £105,000 per annum exclusive



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DESCRIPTION

The premises provides for a large sale area with rear store/loading facilities to the rear. Staff facilities are currently positioned to the front of the unit which include 2 cloakrooms.

ACCOMMODATION

	sq m	sq ft
Net internal area	1,150	12,374
2 WCs with wash hand basins	-	-

RENT

£105,000 per annum exclusive of VAT and all other outgoings.

Service Charge/Insurance

The tenant(s) will be liable, via a service charge, to contribute a due proportion of those costs incurred by the landlords in maintaining/insuring the building of which the premises form part together with the communal areas/car park.

Service Charge	£24,816.05 per annum
Insurance	£6,481.75 per annum

Note: The above figures are subject to VAT.

RATEABLE VALUE

£77,000 (from 1.4.23)

Rates payable at 52.2p in the £ (year commencing 1st April 2024)

LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

VAT

VAT is applicable.

EPC RATING

A - 15



VIEWINGS

Strictly by prior appointment through the joint agents, Goadsby & Ellis & Partners, through whom all negotiations must be conducted.



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