

## TO LET

High Street Shop in Christchurch

At

7 High Street  
Christchurch  
BH23 1AB

- ❖ Town centre location close to M&S Food and opposite Nationwide at the northern end of the High Street
- ❖ On street parking adjacent
- ❖ Shop – 330 sq ft
- ❖ New lease, flexible terms
- ❖ Rent £11,500 pax
- ❖ No business rates, subject to status.



## LOCATION

The property is situated at the northern end of Christchurch High Street close to the junction with the Fountain roundabout.

M&S Food is a few doors away and there is a good mix of multiple retailers and local established businesses within the immediate vicinity.

Christchurch is a thriving, attractive market town on the coast and forms part of the Bournemouth, Christchurch and Poole conurbation and abuts the New Forest National Park.

The towns' harbour, quay, beaches, nature reserves and historic buildings, make the town a popular tourist destination and it has a population of 48,000.

Other multiples within the vicinity include Nationwide, Waitrose, Café Nero and Poundland.

## ACCOMMODATION

### Ground Floor

#### Shop

Internal width            11'8" max  
                                      9'6" min

Depth                        31'6"

Net floor area            330 sq ft

#### Staff cloakroom/WC

#### Teapoint

#### Outside

On site car parking for 1 car.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

## LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of £11,500 pa, subject to periodic reviews.

## VAT

All figures quoted are exclusive of VAT, if applicable.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable value – £8,700 (from April 2023)

Some Small Business Rates Relief will apply, subject to status.

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (90)

The full EPC and recommendations report are available on request.

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through Sole Agents: -



**Steve Chiari**  
[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)  
**01202 550245**

## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

