



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## UNIT 21B SAXON SQUARE CHRISTCHURCH DORSET BH23 1QA



### Prime Retail Unit To Let TO LET

- Class E
- Total floor area: 1500 sq ft -10,900 sq.ft.
- High footfall

**Rent On Application  
Between £27,500 and  
£65,000 Per Year.**

Arrange a viewing today

**01202 551821**

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



## SITUATION AND DESCRIPTION

Big frontage to the towns principal shopping centre and additional potential frontage to the busy A35 leading to the New Forest and Bournemouth.

Saxon Square provides the core retail facilities for Christchurch and is complemented by the High Street upon which it fronts.

Retailers in the area include up market Waitrose and Marks and Spencer Food Store. Adjoining occupiers include TJ Jones, Boots, Robert Dyas, Iceland and other national retailers.

## ACCOMMODATION

The property benefits from a loading bay and goods lift

The property may be taken as a whole or in parts. Units from 1500 sq ft available

Total Gross internal areas.

**Ground floor** 338 sq m ( 3636 sq ft)  
**First Floor** 678 sq m ( 7295 sq ft)

## PLANNING

Long established Class E retail, restaurant, leisure, office, studio, child care and other uses considered.

## TENURE

Available on a new lease with terms to be negotiated . All charges and rents subject to VAT.

## EPC RATING. To follow:

## 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)**

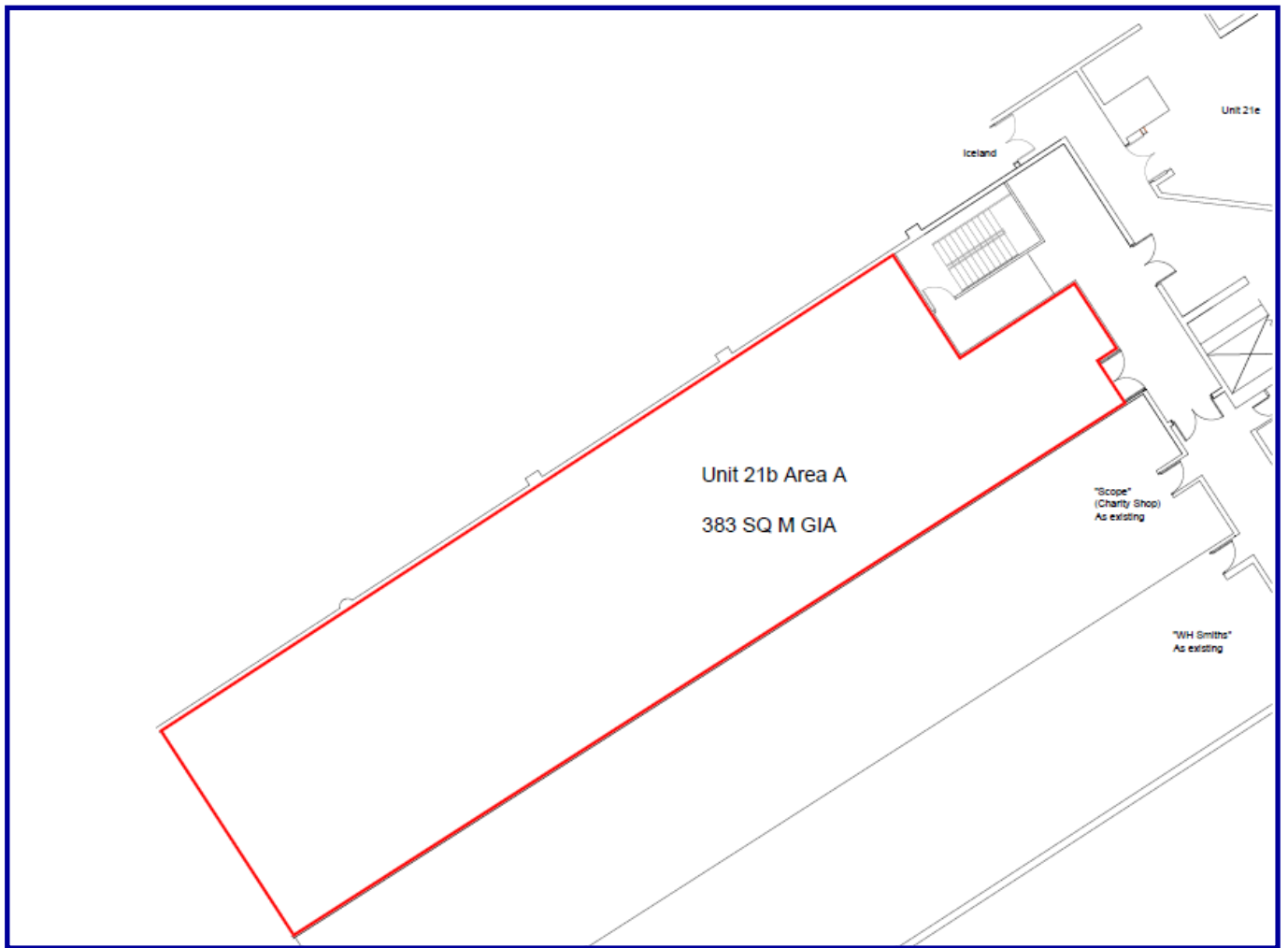
**Email: [bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

### 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.

# Ground Floor



# First Floor

