



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**144 COMMERCIAL ROAD  
BOURNEMOUTH DORSET BH2 5LU**



**Lock Up Shop/Café/  
Takeaway Premises - TO LET**

- Sales area: 47 sq.m. (552 sq.ft.) approx.
- Highly prominent main road at junction of Triangle/Poole Hill/  
Commercial Road.

**Available on a new  
lease at  
£1,000 pcm**

**Arrange a viewing today**

**01202 551821**

**bhcommercial@ellis-partners.co.uk**

## SITUATION AND DESCRIPTION

The property comprises a self-contained lock up shop, formerly used as a take-away but suitable for this or other purposes. The single fronted shop also has rear preparation/storage space.

It is in shell condition to be fitted out in an arrangement by the incoming tenant.

## ACCOMMODATION

Shop 2.86m (9'4") x 5.49m (18'0")

Lobby & WC

Storage/Preparation/Ancillary Space

3.77m (12'4") x 3.23m (10'8")

And 3.55m (11'8") x 1.96m (6'5")

**Total area: 47 sq.m. (553 sq.ft.)**

## EPC RATING - tbc

## RATEABLE VALUE - £5,300

From 1<sup>st</sup> April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

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

A new lease is available for a term to be agreed at a commencing rent of £12,000 per annum exclusive of outgoings and service charge..

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT

## PLANNING

Long established takeaway use - other uses considered

## LEGAL FEES

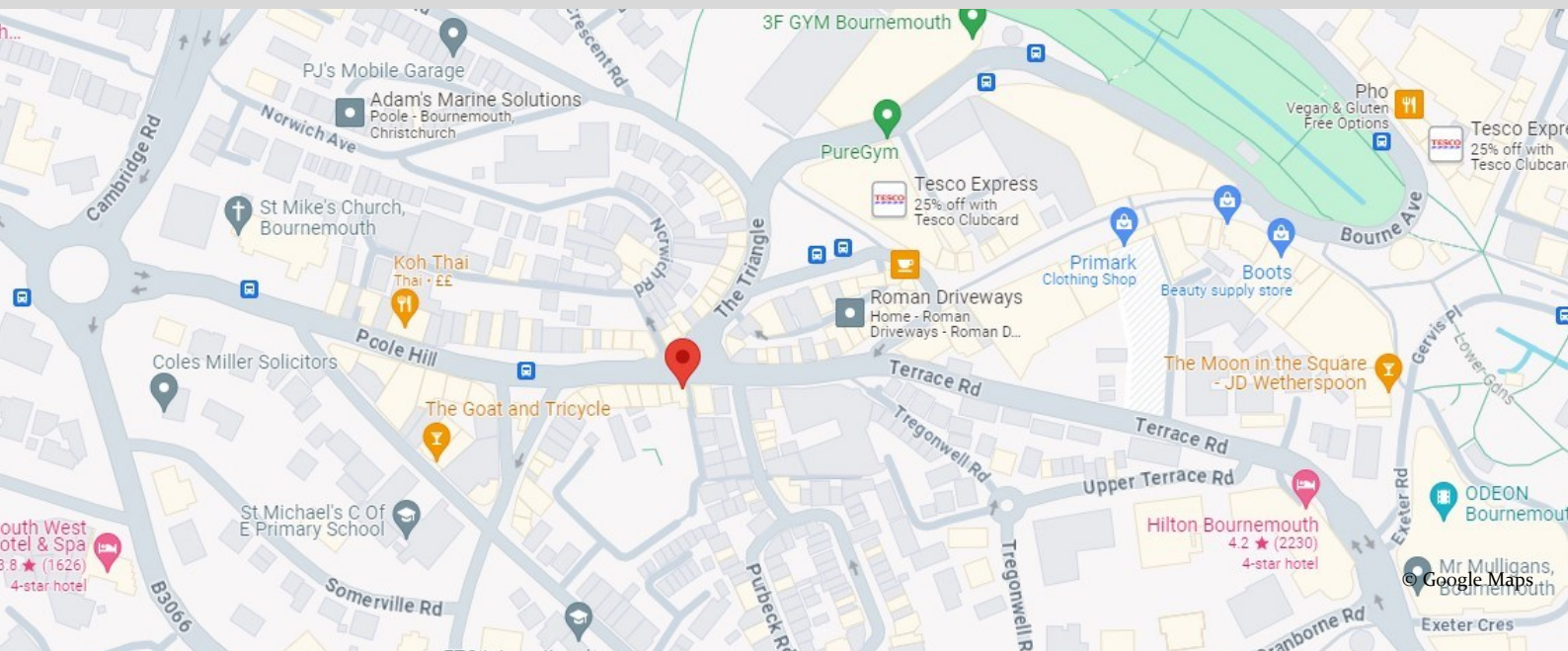
The incoming tenant will be responsible for their own legal fees.

## 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)**



## 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.