



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



7 THE ARCADE, BOURNEMOUTH BH1 2AF
PRIME RETAIL / RESTAURANT PREMISES

SITUATION AND DESCRIPTION

The Arcade leads from the prime section of Old Christchurch Road to the high fashion and luxury goods retail area of Gervis Place and Westover Road. The Arcade provides the principal thoroughfare between Westover Road and Old Christchurch Road and, consequently, benefits from a high footfall. Other occupiers within The Arcade include **Space NK, Waterstones, White Stuff** and **Charles Fox Jewellers Ltd.**

ACCOMMODATION

(Approximate Gross Internal)

Ground Floor:	430 sq.ft (40.15 sq.m)
First Floor:	347 sq.ft (32.25 sq.m)
Basement:	288 sq.ft (26.84 sq.m)
Sub Basement:	388 sq.ft (36.09 sq.m)

TENURE

The premises are available on a new lease with terms to be negotiated at a rental of £28,500 per annum plus VAT Exclusive.

EPC - TBC



VIEWING & FURTHER DETAILS

Strictly by appointment through this office, through whom all negotiations are to be conducted.

Telephone: 01202 551821

Email: bhcommercial@ellis-partners.co.uk

Website: 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.