



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



PRIME RETAIL UNIT TO LET

RENT ON APPLICATION

📍 UNIT 21B, SAXON SQUARE, CHRISTCHURCH, DORSET, BH23 1QA



KEY FEATURES

- Class E
- Total floor area: 1,500 sq.ft-10,000 sq.ft.
- High footfall

ARRANGE A VIEWING

✉ bhcommercial@ellis-partners.co.uk

☎ 01202 551821

SITUATION & 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.

EPC RATING -

tbc

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TENURE

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

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

LEGAL FEES

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

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MAP LOCATION

© Google Maps



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.

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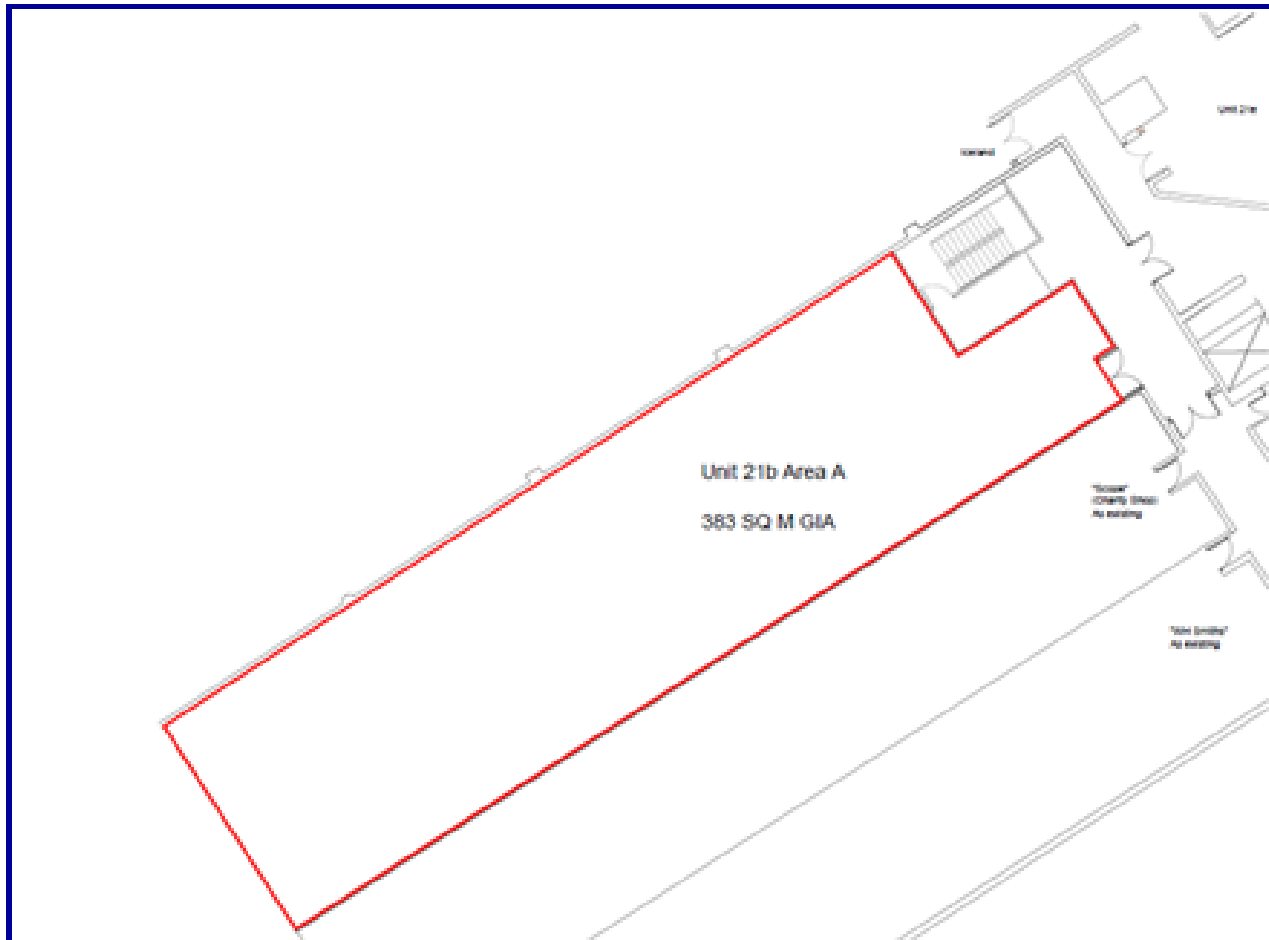
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Ground Floor



First Floor

