

CLASS E SHOP TO LET

BOURNEMOUTH

41 OLD CHRISTCHURCH ROAD

SUBJECT TO PLANNING

Description

The subject premises are situated in the pedestrianised section of Old Christchurch Road. Nearby retailers include **McDonalds, Pandora, Holland & Barrett and Ernest Jones.**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors:

Ground Floor Sales	4,230 sq. ft. (393 sq. m)
First Floor storage	2,960 sq. ft. (275 sq. m)

Lease

The premises are available on a new FRI lease for a term of years to be agreed subject to upward only rent reviews on a 5 yearly basis.

Handover Summer 2024.

Rent

On application.



Business Rates

To be reassessed.

All parties are to advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

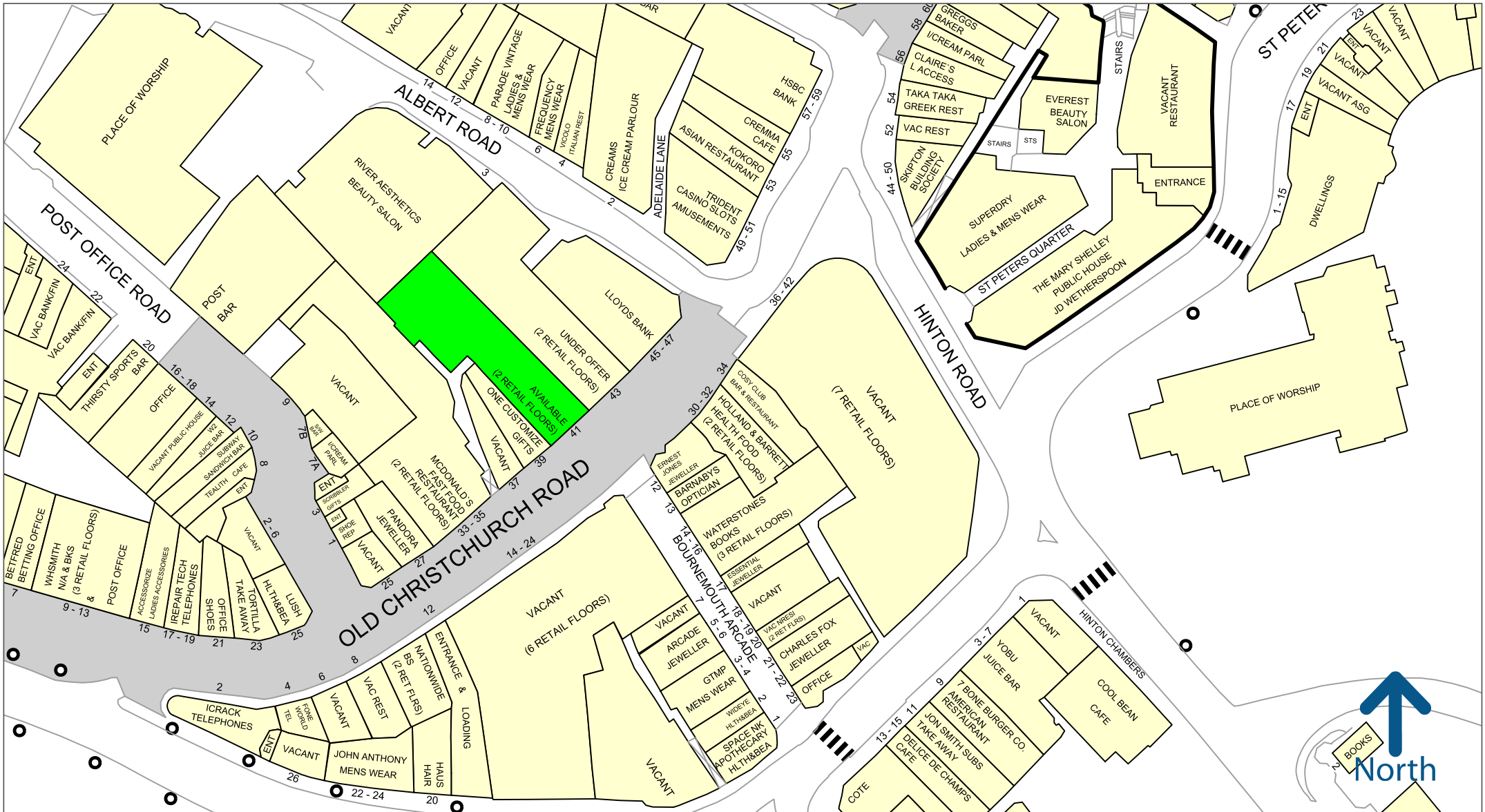
Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby 07810 480291
mike.willoughby@greenpartners.co.uk

Nicole de Blaquiere 07789 478916
nicole.deblaquiere@greenpartners.co.uk

Subject to Contract



50 metres

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Created By: Green and Partners

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