

PRIME CLASS E OPPORTUNITY

BOURNEMOUTH

27/31 OLD

CHRISTCHURCH ROAD



### Description

Bournemouth is a popular seaside town on the south coast of England in the county of Dorset. It is known for its long sandy beaches, Victorian architecture and strong tourism industry.

The subject premises are situated on a prime corner location in the pedestrianised section of Old Christchurch Road, benefitting from return frontage down Post Office Road. The unit is adjacent to **Bupa** and **Timpsons**, with nearby retailers including **McDonalds**, **Greggs**, **Holland & Barrett**, **Lloyds**, **Lush**, **Tortilla** 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 basement floors and comprise the following areas:

|                           |                             |
|---------------------------|-----------------------------|
| <b>Ground Floor Sales</b> | 1,626 sq. ft. (151.1 sq. m) |
| <b>Basement Ancillary</b> | 791 sq. ft. (73.5 sq. m)    |

### Lease

The premises are available on a new FRI lease for a term of years to be agreed.

### Rent

# £70,000

per annum exclusive.

### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

|                       |         |
|-----------------------|---------|
| <b>Rateable Value</b> | £72,500 |
| <b>UBR (26/27)</b>    | 0.43p   |

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

### EPC

The property has an EPC rating of B 50. A full report is available upon request.

### Legal Costs

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

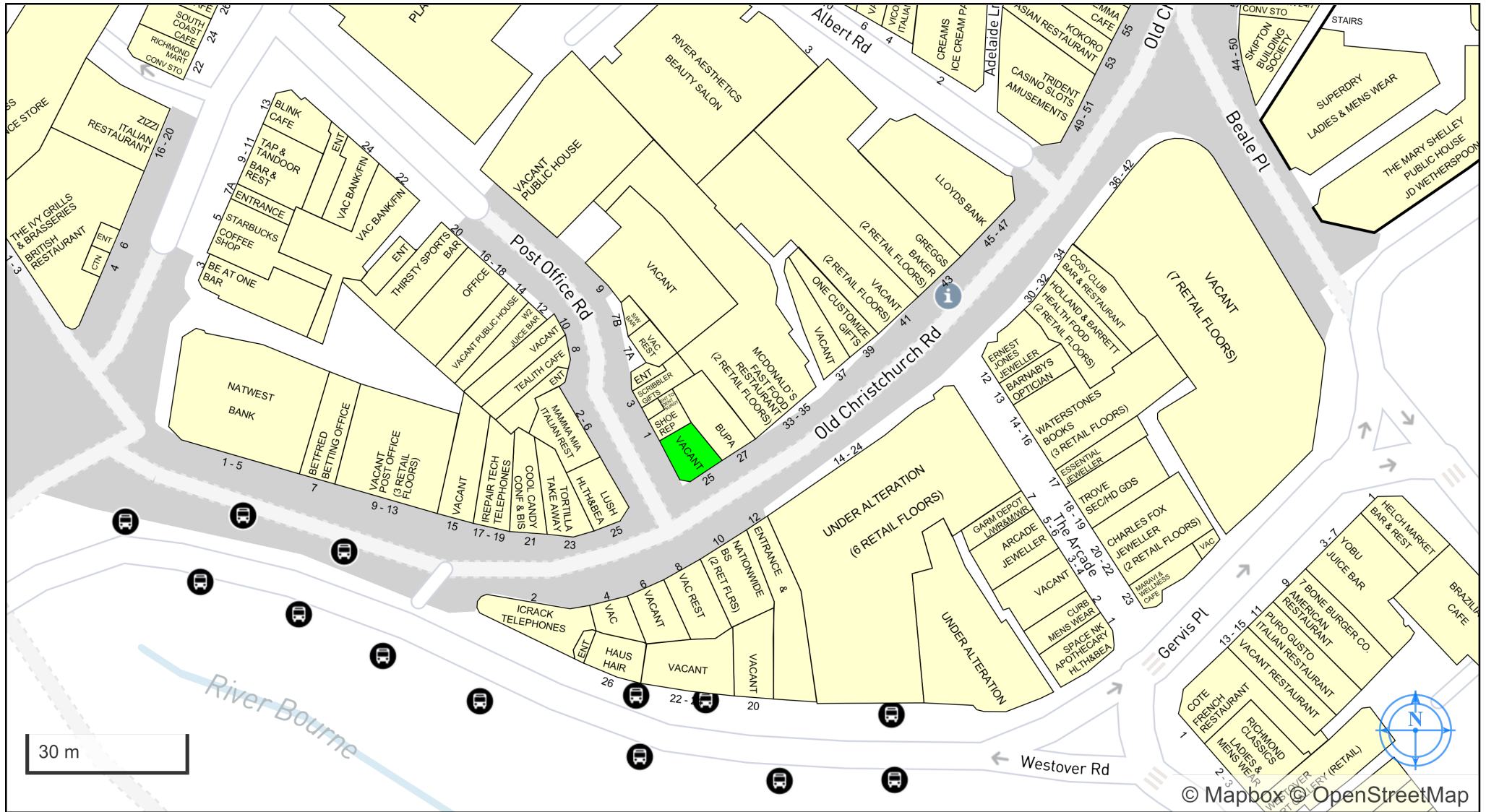
### Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Adam Bindman**      **07825 442413**  
[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

**Ben Sykes**      **07970 075103**  
[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

*Subject to Contract*



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