

A1 SHOP TO LET

BOURNEMOUTH

41 OLD CHRISTCHURCH ROAD

SUBJECT TO VACANT POSSESSION



Description

The subject premises are situated in the pedestrianised section of Old Christchurch Road, adjacent to **Topshop/Topman**. Other retailers in the nearby vicinity include **Holland & Barrett, Ernest Jones, McDonalds, Pandora, YO! Sushi, House of Fraser, Waterstones, Lloyds Bank** and **Hotter Shoes**.

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

Accommodation

The premises are arranged over ground, first and second floors, having the following approximate floor areas:

Gross Frontage	33 ft 7 ins	(10.24 m)
Net Frontage	30 ft 1 ins	(9.17 m)
Ground Floor Sales	4,236 sq. ft.	(393.54 sq. m)
First Floor Sales	3,000 sq. ft.	(278.71 sq. m)
First Floor Ancillary	1,157 sq. ft.	(107.49 sq. m)
Second Floor Ancillary	1,424 sq. ft.	(132.29 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.

Rent

£140,000

per annum exclusive.

Availability

The property is offered on a new lease subject to vacant possession.

Business Rates

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

Rateable Value	£163,000
UBR (20/21)	0.512p

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

Planning

The premises currently benefit from A1 planning consent, however alternative uses will be considered subject to planning.

EPC

The property has an EPC rating of D 89. A full report is available upon request.

Legal Costs

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

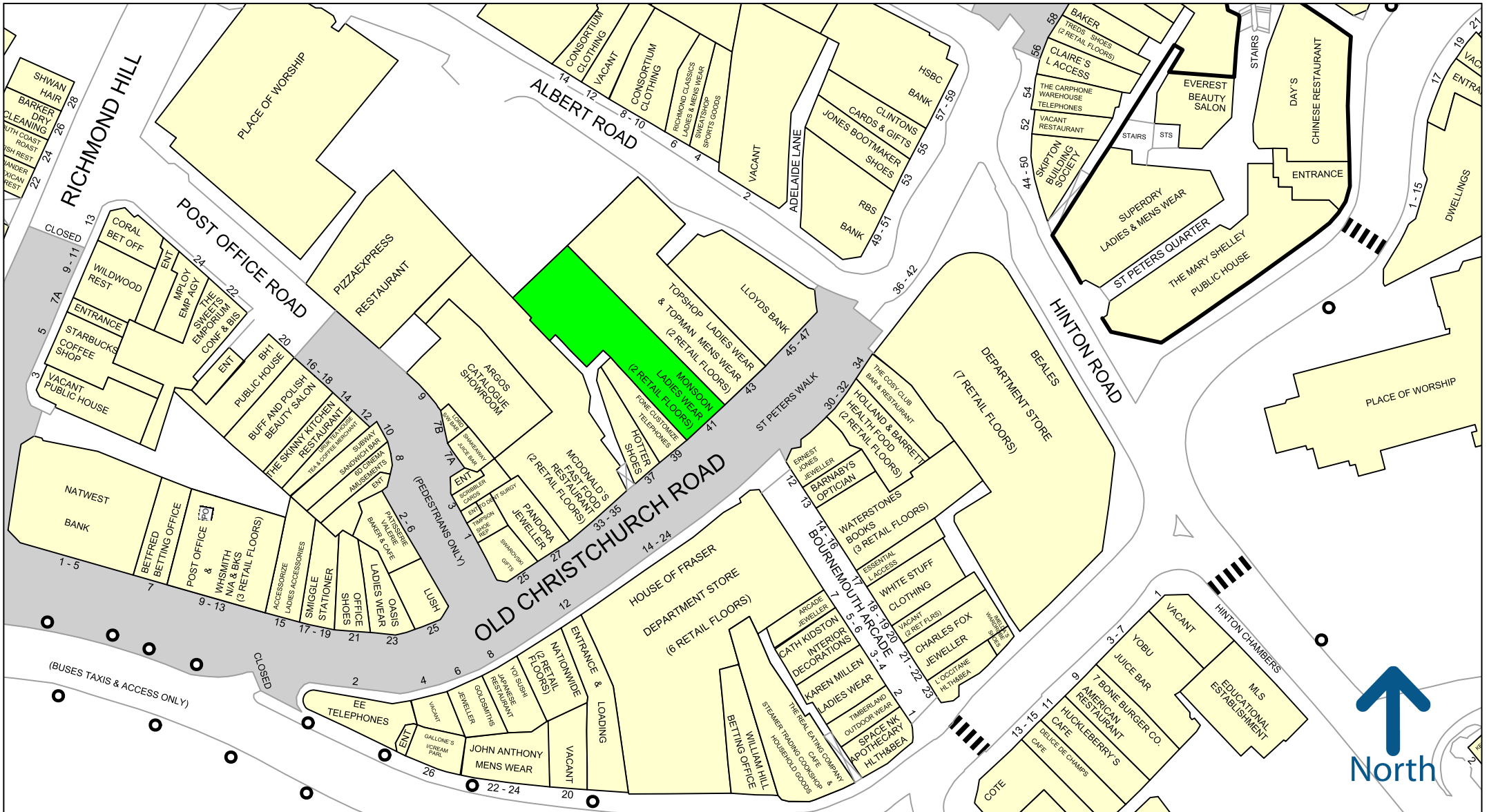
Viewing

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

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 19/10/2018
Created By: Green and Partners



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