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RETAIL

GC/S.16037



### LOCK UP RETAIL PREMISES WITH GOOD RETURN FRONTAGE

 NET SALES AREA
 554 SQ FT
 51.51 SQ M

 BASEMENT
 269 SQ FT
 25.01 SQ M

- FRONTING PRINCIPLE THOROUGHFARE
- PROMINENT CORNER LOCATION

# 877 CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET BH7 6AT

Dorchester t: 01305 268096 • Southampton t: 023 8022 7337 • Winchester t: 01962 869667

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

#### LOCATION

The premises occupy an established secondary trading position fronting the A35 Christchurch Road at its junction with Roseberry Road. Christchurch Road forms the principle thoroughfare through the Bournemouth suburb of Boscombe with the premises located approximately ½ mile from Boscombe's main pedestrianised shopping precinct within which numerous multiple retailers are represented. The area is characterised by its mix of specialised and local independent retailers and benefits from limited wait roadside parking along Christchurch Road with unrestricted parking available in many of the side roads.

#### **DESCRIPTION**

The subject premises benefits from good return frontage and comprises a main sales area together with further basement storage. The premises also benefit from shared access to a communal courtyard.

#### ACCOMMODATION

The accommodation with approximate areas and dimensions is arranged as follows:-

Frontage	44′1″	13.42m
Internal Width Narrowing to	27' 8" 11' 5"	8.47m 3.5m
Shop Depth (max)	30'	9.16m
NET SALES AREA	554 SQ FT	51.51 SQ M
Basement	269 sq ft	25.01 sq m

Shared access to a communal courtyard.

#### <u>TERMS</u>

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of £6,000 per annum, exclusive of all other outgoings.

#### RATEABLE VALUE

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: £4,750 Rates payable at 46.2p in the £ (year commencing  $1^{st}$  April 2013)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

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#### LEGAL COSTS

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

#### <u>VAT</u>

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

#### **VIEWING**

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.

#### **IMPORTANT**

#### **IDENTIFICATION**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

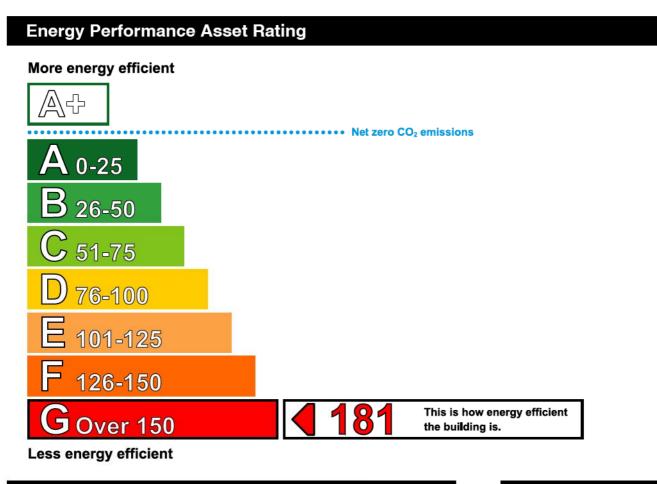
## **Energy Performance Certificate**

HM Government

Non-Domestic Building

877, Christchurch Road BOURNEMOUTH BH7 6AT Certificate Reference Number: 0740-0337-4379-5602-0096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.



#### **Technical Information**

Main heating fuel:Grid Supplied ElectricityBuilding environment:Heating and Natural VentilationTotal useful floor area (m²):81Building complexity (NOS level):3Building emission rate (kgCO2/m²):243.61

#### Benchmarks

Buildings similar to this one could have ratings as follows:

40 108

If newly built

If typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.