

GC/S.16037

TO LET



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	27' 8"	8.47m
Narrowing to	11' 5"	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.

TERMS

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 1st 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.

LEGAL COSTS

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

VAT

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

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 181 This is how energy efficient the building is.

Less energy efficient

Technical Information

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

Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built
108 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.