

SHOP WITH LARGE ADVERTISING SPACE

TO LET

**903 CHRISTCHURCH ROAD,
BOURNEMOUTH, BH7 6AX**

32.5 M² (350 Ft²)



LOCATION

The shop fronts Christchurch Road in close proximity to its junction with Seabourne Road. In a prominent position it is ideally located to serve both the Southbourne and Boscombe shopping areas as well as offering easy access to Bournemouth Town Centre to the west and the motorway networks to the east via the A35.

Well served by public transport, the property is almost opposite the mainline Pokesdown train station.

DESCRIPTION

Presented in good order, the double width lock up shop provides open-plan retail/office accommodation to the front with kitchen and WC area to the rear.

Benefits include:

- Carpeting throughout
- Phone/data points
- Fluorescent lighting

Also included within the tenure is the opportunity to display large advertising signage in great prominence on the side of the property.



TENURE

The premises are available to rent by means of a new full repairing and insuring lease, for a term to be agreed.

RENT

£4,500 per annum exclusive of VAT, business rates and service charge, where applicable.

PLANNING

We understand that the unit has planning consent for class A2, enabling use for estate/letting agents and financial institutions as well as traditional retail users.

In accordance with our usual practice, however, all interested parties are encouraged to contact Bournemouth Borough Council, planning department (01202 451323) with respect to authorised use of the property and their proposed use.

RATES

We are verbally informed that the property has a rateable value of £3,650. The current standard non-domestic multiplier is 43.3p. The Government have introduced small business rates relief for properties below a certain rateable value. **As such, reduced business rates, or potentially none at all may be payable on this property.**

In accordance with our normal practice, interested parties are advised to obtain confirmation of the rateable value and rates payable from the Local Authority.

VIEWING

Arrangements to view through the agents jmwatts (01202 461586)

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in the preparation of a new Lease.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Purchasers or Lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties must satisfy themselves as necessary as to the integrity of the premises and condition therein.