

TO LET

PROMINENT RETAIL UNIT

52 Sq.M.
(550 Sq.ft.)
+ Basement

192 Alma Road
Bournemouth
BH9 1AJ



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DESCRIPTION

Formed of solid masonry external walls, completed in a stone finish and beneath a high-level parapet wall with stone balustrading, the mid-terrace property currently comprises offices over ground and first floor, with extensive basement storage space.

The ground floor is formed of one large reception/front office with smaller office to the rear providing access to the rear of the property and basement.

The first floor is configured to provide two further offices with toilet, sink and worktop adjacent.

The property is carpeted throughout and includes surface mounted fluorescent lighting, night storage heating, power/phone points and excellent natural daylight.

LOCATION

Prominently located on the A3049 Alma Road in close proximity to its junction with Charminster Road, the property is ideally located to provide ready access to both Bournemouth and Poole. Charminster is one of Bournemouth's busiest suburbs and benefits from year-round foot fall from residents and students alike. The area hosts a number of independent and national retailers as well as food and beverage offerings.

TENURE

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

RENT

£11,650 Per Annum exclusive of VAT, insurance, business rates and service charge where applicable.

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AWAITING EPC

PLANNING

We understand that the unit has planning consent for Class E - Commercial.

In accordance with our usual practice, however, all interested parties are encouraged to contact Poole Borough Council, planning department (01202 633633) with respect to authorised use of the property and their proposed use.

LEASE COSTS

Each party to bear their own in this transaction.

FINANCE ACT 1989

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

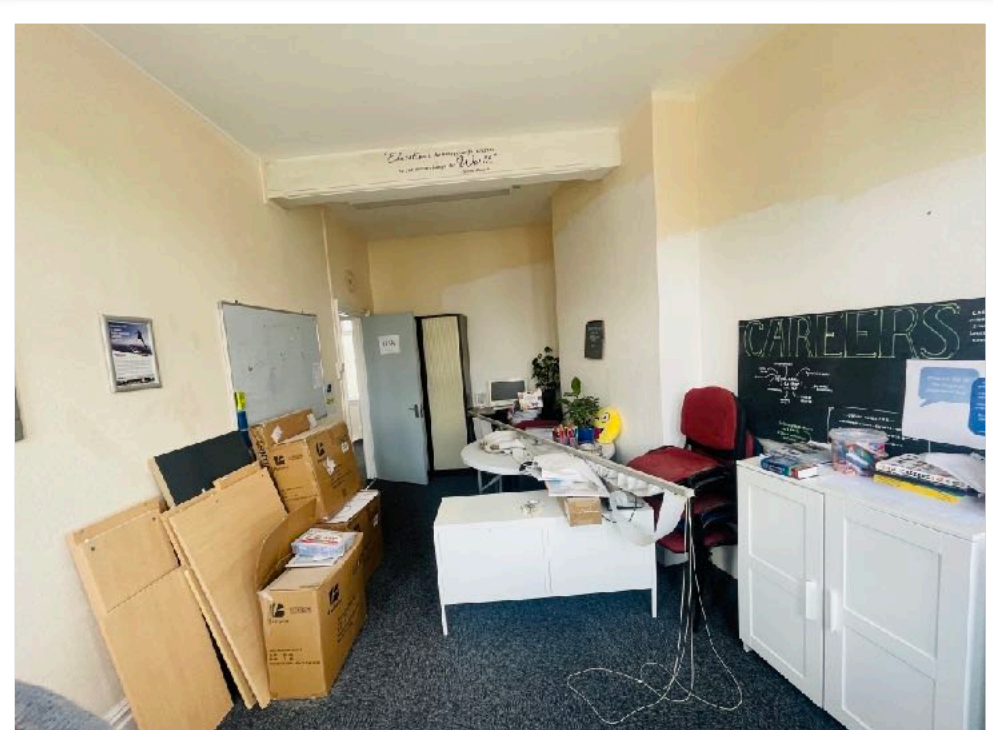
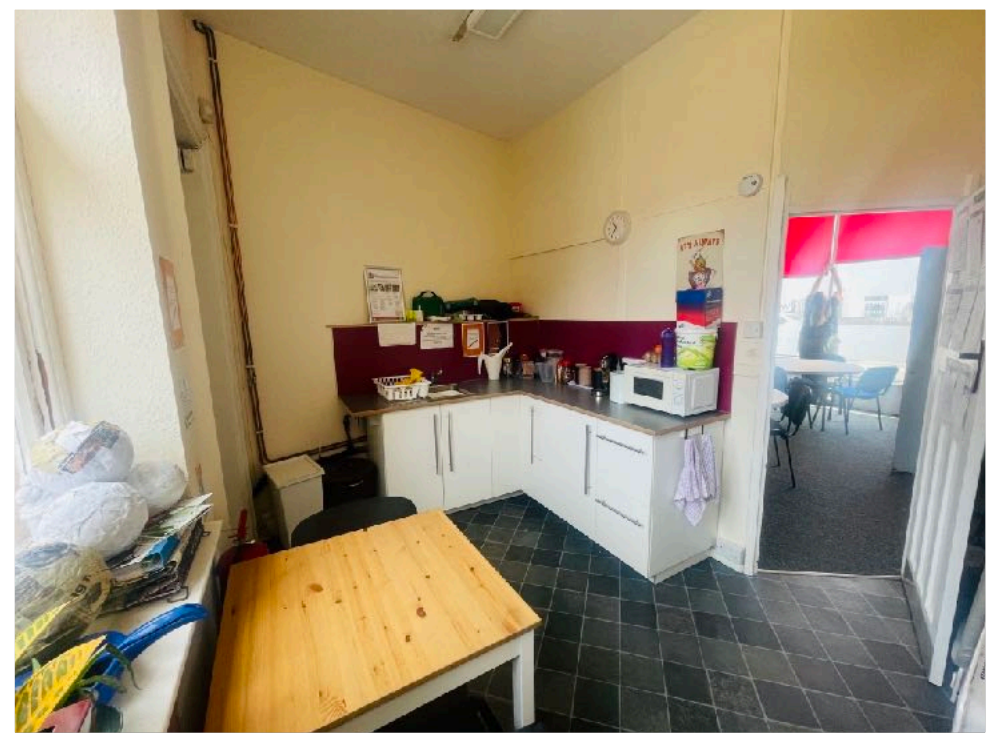
BUSINESS RATES

The VOA website confirms a rateable value of £6,500 and the current small business rate multiplier is 49.9p

The Government has doubled Small Business Rate Relief. Eligible occupiers may benefit from having a significantly reduced liability for Business Rates (up to 100% relief where properties have a rateable value of £12,000 or less) during this period. Applicants must check their eligibility and entitlement to any related benefits with the relevant Local Authority.

Interested parties are advised to obtain confirmation of the rateable value and rates payable from the local authority.

For more information visit:
<https://www.gov.uk/introduction-to-business-rates>





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Arrange a viewing today

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