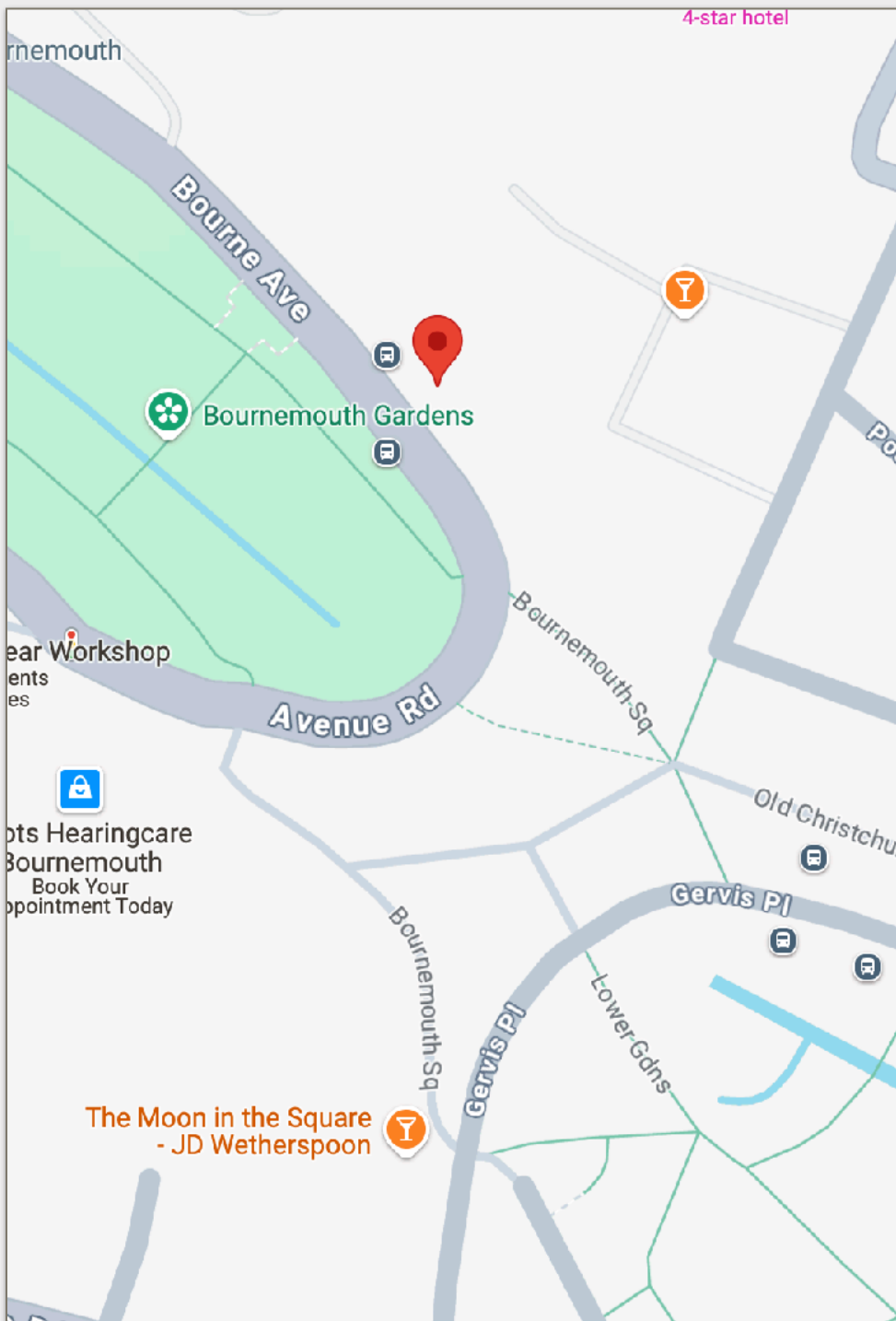


188 Sq.M.  
( 2,020 Sq.ft.)

29 Bourne Avenue  
Bournemouth  
BH2 6DT



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## DESCRIPTION

The former hairdressers/beauticians has just undergone complete refurbishment and is presented in near-new condition.

It is configured to provide ground-floor reception with direct frontage to Bourne Avenue, with stairs and a lift taking you to the first-floor space.

This is largely open-plan but includes designated office space, storage, a new fitted kitchen, and separate male and female WC's.

The property features a mix of tiled and laminate flooring throughout, and excellent natural light is afforded via large windows that also offer views over the Lower Gardens.

All mains services are connected to the property, and it is equipped with heating and air conditioning units.

The unit is one of the few town centre options offered with allocated parking.

## LOCATION

The premises occupy a prominent location with great signage opportunities right next to The Square and facing Bournemouth Gardens. Local and National Occupiers in close proximity include The newly opened Ivy Bistro, Tesco Metro.

The bus station is also located in The Square, and Bournemouth Train Station is 1 mile away, offering direct trains to London.

## RENT

**£26,000** Per Annum exclusive of VAT, insurance, business rates and service charge where applicable.

## TENURE

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

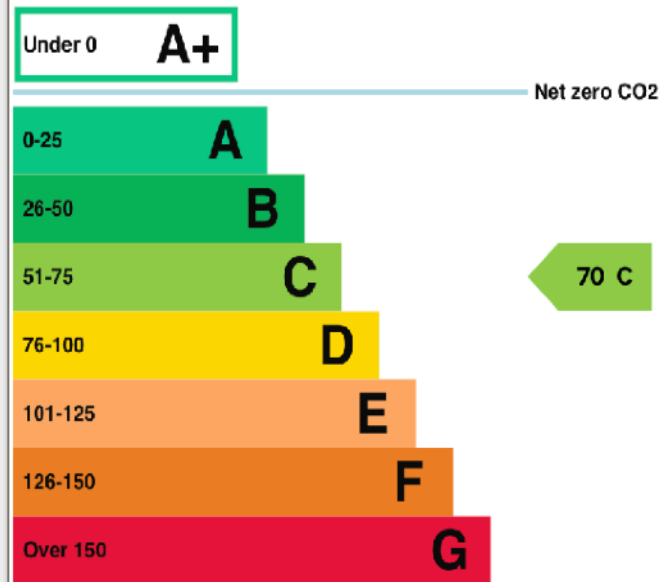
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## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## SERVICE CHARGE

A service charge in respect of the upkeep, management, and maintenance of common parts within the building will be payable. Further details are available.

## 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 BCP Council, planning department (01202 123456) 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.

## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/buyer prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

## BUSINESS RATES

The VOA website confirms a rateable value of £19,500 and the current small business rate multiplier is 49.9p

Eligible occupiers may benefit from having a reduced liability for Business Rates. 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.

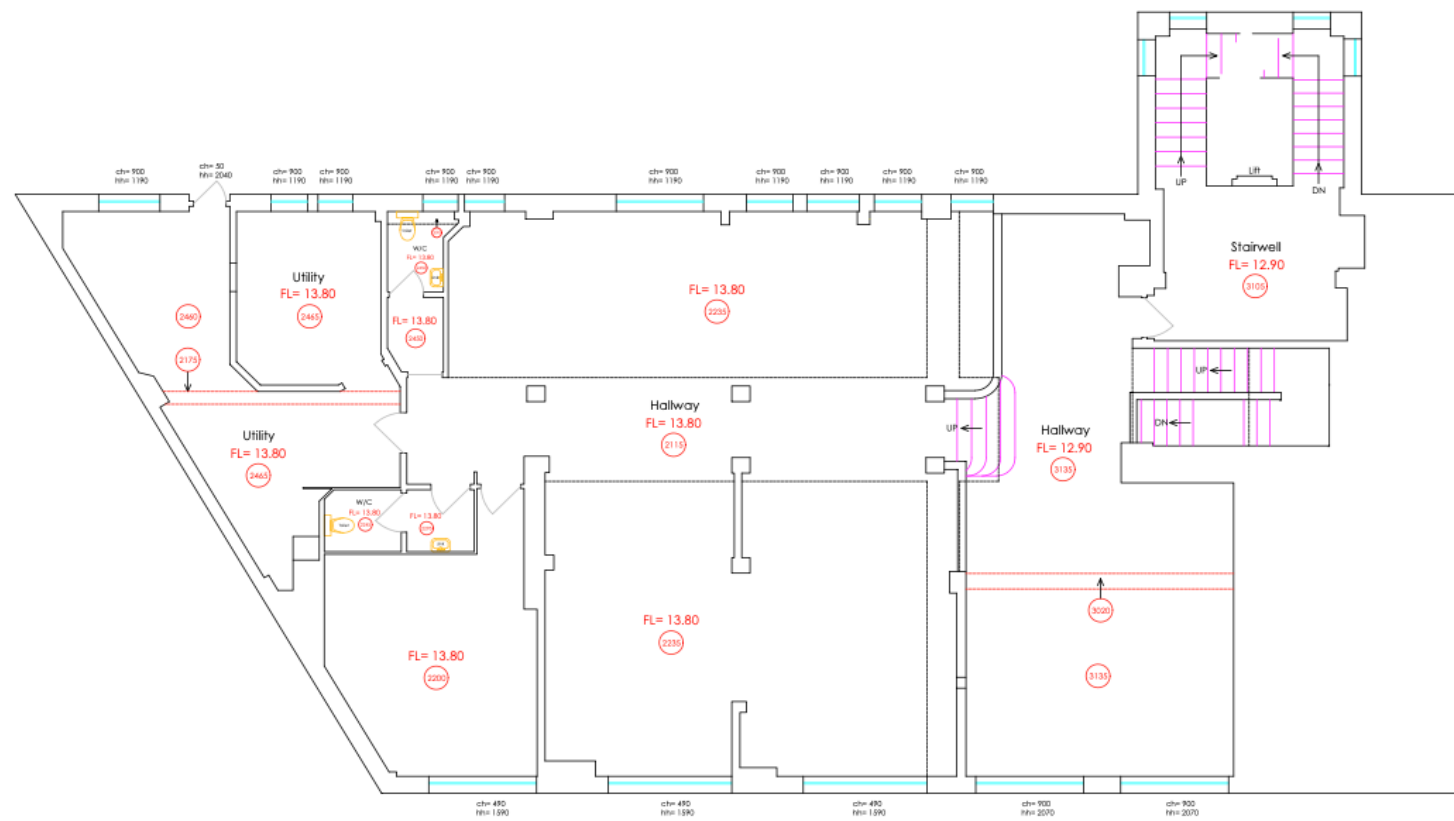
For more information visit:

<https://www.gov.uk/introduction-to-business-rates>

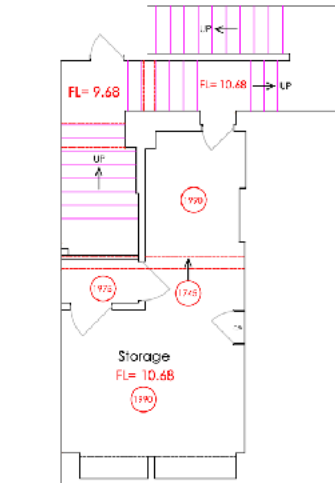
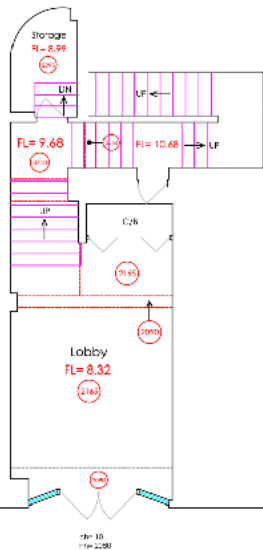
## IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested.

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



First Floor



Lower First Floor

Ground Floor







## TRUST, DILIGENCE AND COMMERCIAL SAVVY

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With our RICS-regulated surveyors, we provide all clients with a professional and commercial service designed to suit their specific needs and have a wide range of experience in dealing with various building types and construction projects.

Arrange a viewing today

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