

56 Sq.M.  
(604 Sq.ft.)

38 Southbourne Grove  
Southbourne  
Bournemouth  
BH6 3RA



**WATTS HOLT**  
COMMERCIAL AGENTS AND SURVEYORS





## DESCRIPTION

The property comprises a mid-terraced lock-up shop in a prime location within Southbourne.

Due to undergo redecoration, the unit will be presented in good order throughout.

The premises provide largely open-plan accommodation with ancillary storage, WC and kitchenette to the rear.

Externally there is a small yard space and rear pedestrian access from New Park Road

## PRICE/RENT

**£18,000** Per Annum exclusive of VAT, insurance, business rates and service charge where applicable.

## LOCATION

The property is located in the popular Bournemouth suburb of Southbourne.

Sited in a prime location adjacent Costa Coffee, the area has seen a surge in popularity in recent years with a number of successful independent traders combining with national operators.

Punctuated by its close proximity to the beach, excellent transport links, including the mainline Pokesdown station (0.5 miles) the area benefits from superb footfall.

Other occupiers in the area include Coffee No.1., Brewhouse & Kitchen, Renouf's and Tesco Express

Bournemouth Town Centre is approximately 3 miles to the West with Christchurch 2 miles to the East

## TENURE

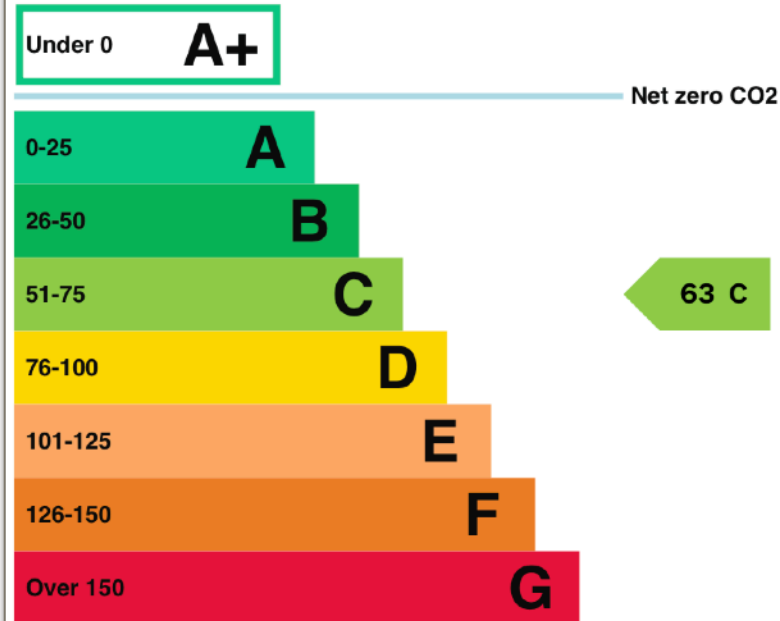
The premises are available to rent by way of a new full repairing and insuring lease.

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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.

## PLANNING

We understand that the unit has planning consent for Class E Business use.

In accordance with our usual practice, however, all interested parties are encouraged to contact BCPI planning department (01202 123321) with respect to authorised use of the property and their proposed use.

## LEGAL 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 £10,750 and the current small business rate multiplier is 49.1p

Eligible occupiers will likely benefit from having a significantly reduced liability for Uniform Business Rates (up to 100% relief where properties have a rateable value of £12,000 or less). 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.

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