

TO LET

PROMINENT RETAIL UNIT

55 SqM
(590 SqFt)

745 Christchurch Road
Bournemouth
BH7 6AN



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COMMERCIAL AGENTS AND SURVEYORS

DESCRIPTION

The property comprises a ground floor commercial unit currently arranged to provide an open plan sales / retail area together with ancillary storage and staff accommodation to the rear.

The premises benefit from a large glazed frontage onto Christchurch Road, providing excellent natural light and strong signage opportunities. Internally the accommodation is predominantly open plan and would suit a range of occupiers including retail, beauty, office, studio, consulting or similar uses, subject to any necessary consents.

The property has most recently been occupied as a hair and beauty premises and currently includes suspended ceilings incorporating recessed lighting together with ancillary staff facilities to the rear.

LOCATION

The property occupies a prominent position fronting Christchurch Road within the established Boscombe East suburb of Bournemouth. The area comprises a mix of independent retailers, service providers, offices, restaurants and residential accommodation, with nearby occupiers including Scott Castle Property Management and various local traders.

Christchurch Road is one of the principal arterial routes linking Bournemouth town centre with Southbourne and Christchurch, benefitting from high volumes of passing vehicular traffic together with good public transport links.

TENURE

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

RENT

£9,500 per annum exclusive of VAT, business rates and service charge where applicable

PLANNING

We understand the property benefits from planning consent for Use Class E Commercial

Use Class E permits a wide range of commercial uses including retail, office, café, medical, beauty, studio and leisure uses, subject to any necessary consents.

Interested parties are advised to make their own enquiries of BCP Council Planning Department.

BUSINESS RATES

The VOA website confirms a rateable value of £9,300 and the current small business rate multiplier is 49.9p

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).

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>

LEGAL COSTS

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

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.

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.



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Arrange a viewing today

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