

## Bournemouth - 39 Old Christchurch Road – Shop / Restaurant To Let

- 100% prime location
- Very busy pedestrianised pitch in Bournemouth
- Class E Planning Use

### Location

The subject premises are situated in a prime location on Old Christchurch Road, near **McDonald's, Pandora, Cosy Club, Lush** and **Jack and Jones**.

### Size

The property is arranged over ground, basement, first, second and third floors, with the following approximate dimensions and areas:

Net Frontage	19 ft 3 ins	5.87 m
Ground Floor Sales	948 sq ft	88.1 sq m
1 <sup>st</sup> Floor Ancillary	710 sq ft	65.9 sq m
2 <sup>nd</sup> Floor Ancillary	558 sq ft	51.8 sq m
3 <sup>rd</sup> Floor Ancillary	558 sq ft	51.8 sq m
Basement Ancillary	927 sq ft	86.1 sq m

### Lease

The unit is available on a new effectively full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upward only rent reviews.



### Rent

£49,500 per annum exclusive.

### Business Rates

Rateable Value £71,500

Interested parties should verify the rates payable figure with the Local Authority.

### EPC

An EPC is available on request.

Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

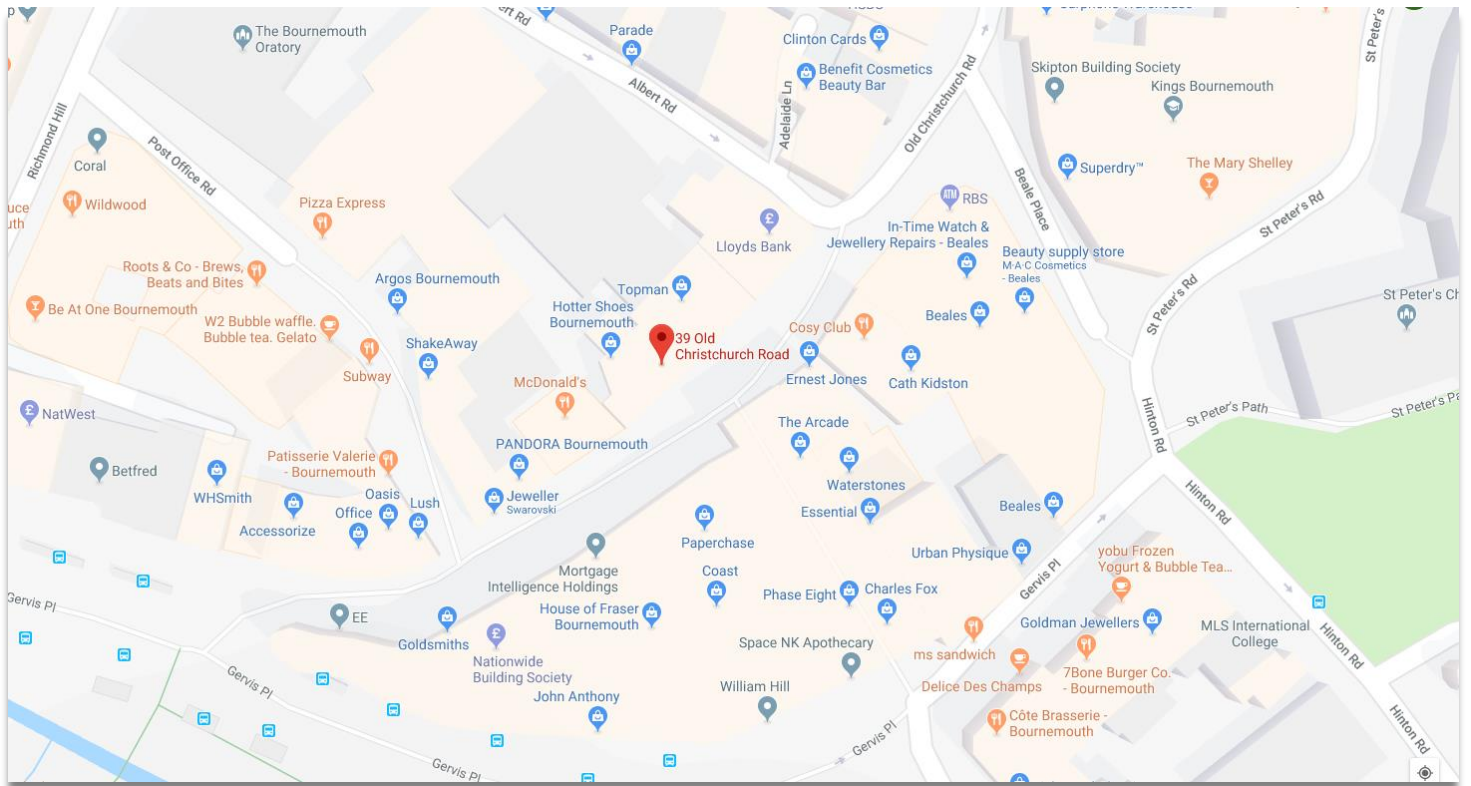
Viewing and Further Information  
Strictly by prior arrangement only with

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