

Bournemouth - 70 Commercial Road - 100% Prime Shop

- 100% Prime Location
- Double Height Modern Glazing
- Adjacent to H&M

Location

Situated in a prime location on Commercial Road, adjacent to **H&M** and 2 doors from **Zara**. This location is the best fashion pitch in the town centre with **M&S** and **Primark** both having large stores, and **River Island** are in the process of relocating to 56-58 Commercial Road, and due to open pre Xmas 2014.

Size

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

Internal Width	38 ft 10 ins	11.83 m
Ground Floor Sales	4,555 sq ft	423.17 sq m
2 nd Floor Storage	2,207 sq ft	205.04 sq m

Alternatively it may be possible to sub-divide the unit into 2 stores approximately as follows:

Unit 1 (adjacent to Ann Summers)

Internal Width	19 ft 0 ins	5.79 m
Ground Floor Sales	1,870 sq ft	173.72 sq m
2 nd Floor Storage	2,172 sq ft	201.78 sq m

Unit 2 (adjacent to H&M)

Internal Width	19 ft 0 ins	5.79 m
Ground Floor NIA	1,870 sq ft	173.73 sq m



Lease

The unit is available on a new effectively full repairing and insuring 10 year lease.

Rent

£250,000 per annum exclusive.

Business Rates

Rateable Value	£282,500
Rates Payable (per annum)	£133,058

Interested parties should verify these figures 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

McKinnon Nelson
59 Brewer Street
London
W1F 9UN

0203 411 0009

Myles McKinnon MRICS

Tel 0203 411 0007 | Mob 07920 020123
myles@mckinnonnelson.co.uk

William Nelson

Tel 0203 411 0009 | Mob 07876 338518
william@mckinnonnelson.co.uk

or our joint agent Barny Swainson at JLL on 207 409 2199



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