



638 Christchurch Road

Boscombe, BH1 4BP

Prominent retail shop to let on new lease

1,475 sq ft
(137.03 sq m)

- New lease
- Class E (Not suitable for Class E(b) hot food (formerly A3).
- Ground Floor with Basement ancillary space
- Net frontage 18'7"
- 1 car parking space
- Suit range of uses, subject to consents

638 Christchurch Road, Boscombe, BH1 4BP

Summary

Available Size	1,475 sq ft
Rent	£16,000 per annum
Rateable Value	£15,750 2026 RV
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Description

The property comprises a shop with an internal width of 18'7" and a shop depth of 48'9", together with an office/kitchenette of 14' x 12'10" incorporating a staff w.c. at the rear. The premises additionally benefit from a basement cellar store area of 544 sq ft. There is one car parking space at the rear.

Location

The property is situated in the popular pedestrianised retailing area of Christchurch Road, on the north side, immediately to the east of the Sovereign Centre and Boots the Chemist.

Convenient for all the excellent shopping and transport facilities of Boscombe. Nearby occupiers include Hay's Travel, Costa, Boots, Esquires, Game, along with a host of excellent independent shops and restaurants.

Terms

The premises are to be let on an as-seen basis and are available by way of a new lease (inside the L&T Act 1954), on fully repairing terms. The landlord will entertain offers for a 10 or 15 year lease, subject to upward only rent reviews on each 5th anniversary from established retail concerns.

Offers are invited, which should include; Name/Names of Tenant and Guarantors (or other security to be provided), lease length and rent, and a one-page summary business plan identifying the use to which the premises will be put, and to provide assurance to the landlord (background, experience, credentials, viability, etc).

RICS Code for Leasing Business Premises

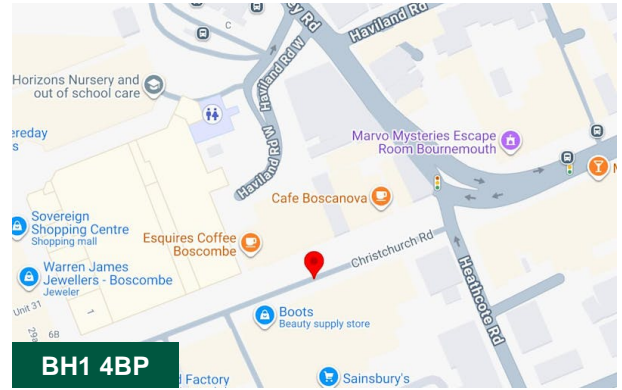
We refer you to the RICS Code for Leasing Business Premises, which provides some important guidance on commercial leasing matters.

Anti-Money Laundering Regulations

Tenants will be required to provide identity information so Anti-Money Laundering checks can be undertaken before an offer can be accepted on any property that we are marketing.

Viewings

Strictly by appointment with Whitman & Co Commercial.



Viewing & Further Information



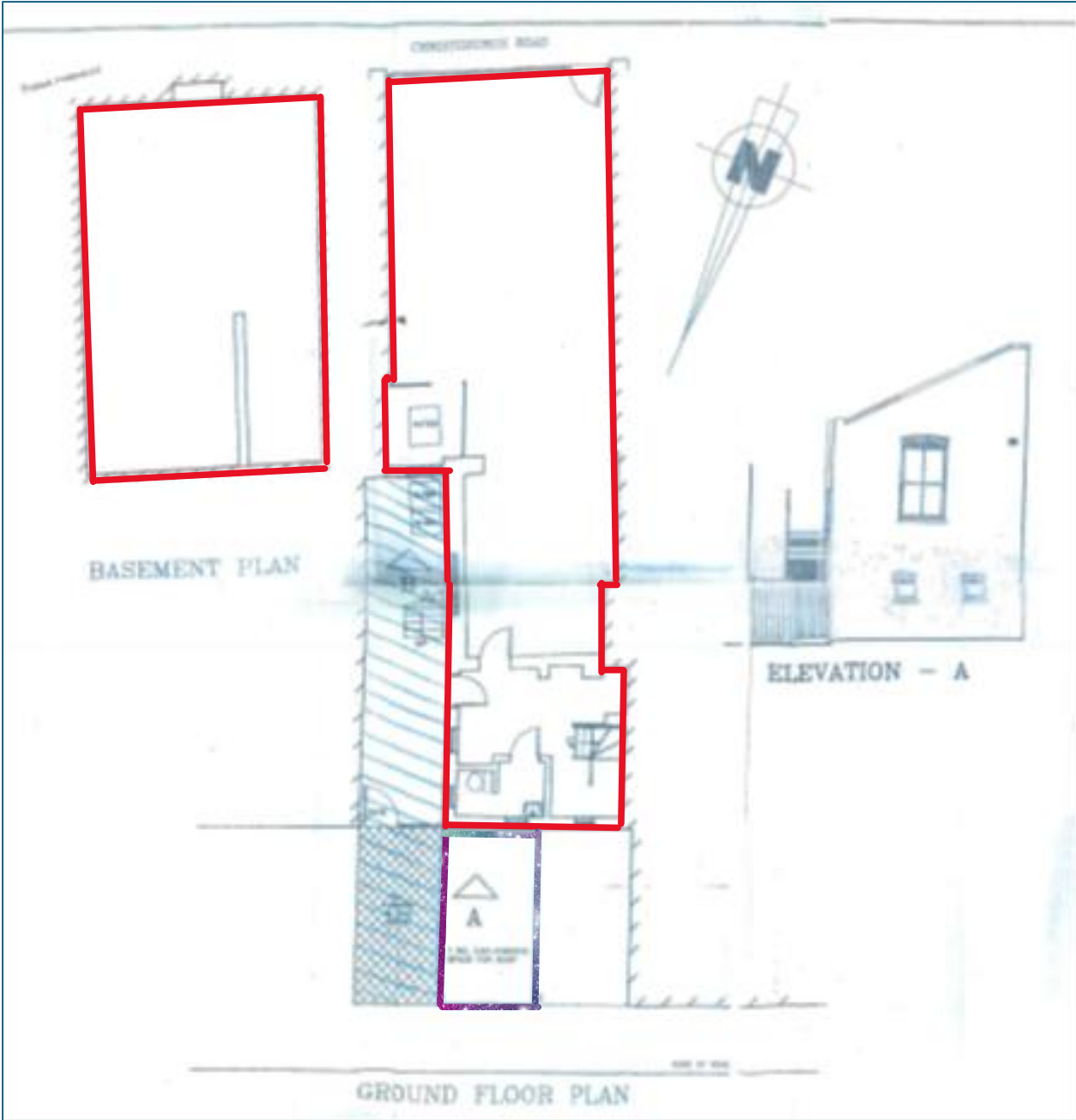
Jeremy Day FRICS

020 8747 8800 | 07966 810030

jd@whitmanandco.com







638 Christchurch Rd, Boscombe