

TO LET

Highly prominent corner Class E Unit

at

**716 Christchurch Road
Boscombe
Bournemouth
BH7 6BZ**

- ❖ High visibility commercial unit
- ❖ Suit shop, office, restaurant use
- ❖ Quality fit out
- ❖ 1,304 sq ft
- ❖ Air conditioning throughout (not tested)
- ❖ Over 75' window frontage
- ❖ On-site parking for 6 cars
- ❖ New lease, rent - £18,500 pax
- ❖ Viewing recommended



LOCATION

The property occupies a highly prominent corner location at the junction of Portman Road and Christchurch Road at the busy traffic light junction with Crabton Close Road. Fludes Carpets are on the immediately opposite corner and Palmer Snell diagonally opposite.

Christchurch Road forms part of the main A35 arterial road linking Bournemouth Town Centre to the east of the conurbation and is a main bus route.

The pedestrianized section with its many High Street 'names' including Sainsbury's, McDonalds, Costa Coffee and Lidl is only 100 yards west of the property.

The adjoining area offers a good mix of retailers, coffee shops / restaurants and professional office occupiers.

ACCOMMODATION

Ground Floor

Shop

Internal width 31'2" max
11'5" min

Depth 61' min

Net floor area 1,304 sq ft

This area is part partitioned to provide 2 main office areas, private office and good size kitchen and cloakroom / WC.

The premises are fitted out to a very high office standard, including full air conditioning, carpeting throughout and LED lighting.

Outside

On-site car parking for up to 6 cars

MEANS OF DISPOSAL

TO LET

By way of a new full repairing and insuring lease terms to be agreed at a commencing rent of £18,500 per annum exclusive, subject to periodic reviews.

LEGAL COSTS

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

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value – To be separately assessed

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C

The full EPC and recommendations report are available on request

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through Sole Agents.

Contact – Stephen Chiari

stevec@nettsawyer.co.uk / 01202 550245

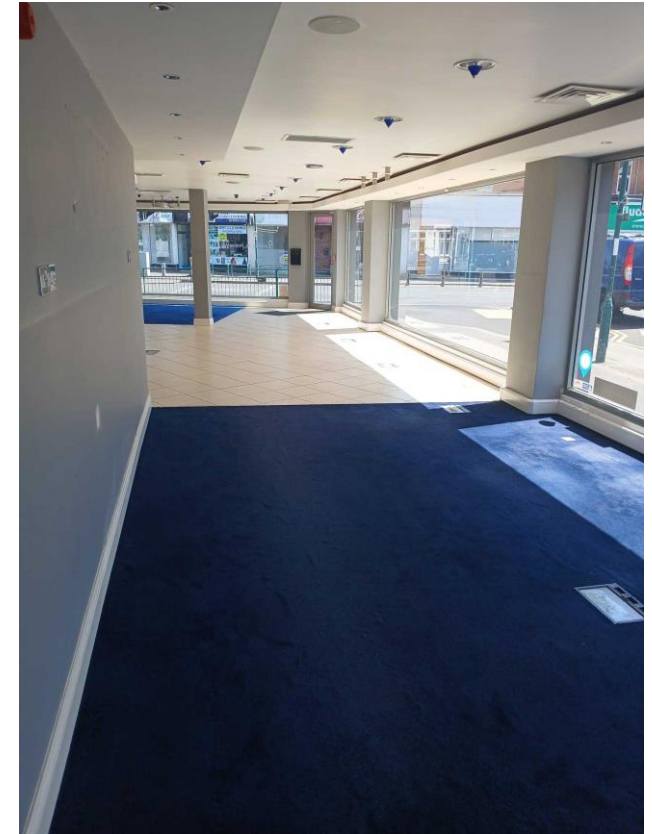


CODE FOR LEASING BUSINESS PREMISES

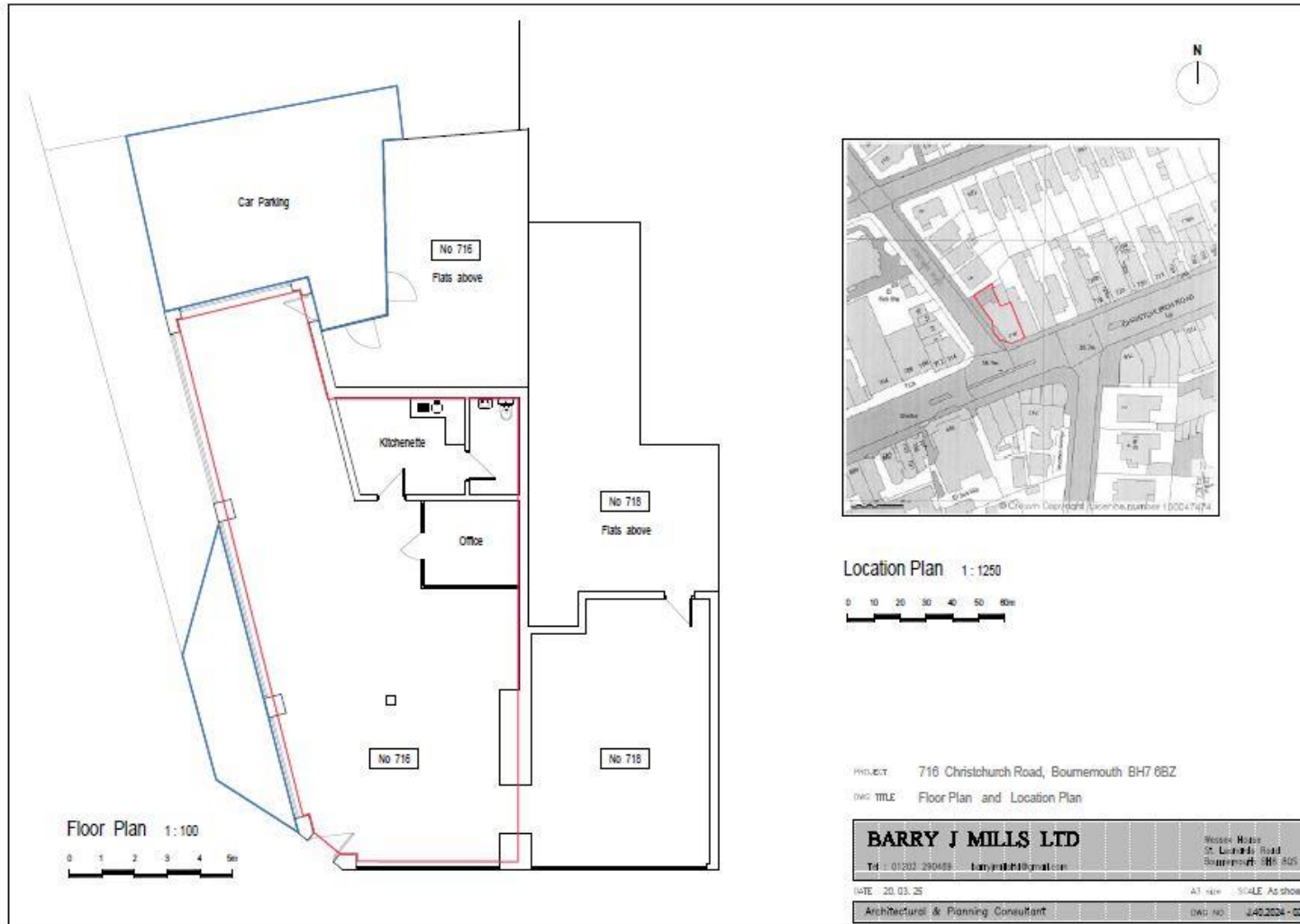
The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



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