

## TO LET

Double Fronted Class E Unit in Busy High Street

**62 High Street,  
Christchurch,  
Dorset BH23 1BN**

### Key Features

- Net Internal Area – 1,031 Sq. Ft ( 95.82 Sq. M.)
- Sought after position along the High Street
- Nearby occupiers include Mountain warehouse M&S Food, Card Factory, British Heart Foundation, Superdrug and Cook
- Double Fronted with both gas and three phase electric supply
- Available by way of a new lease at a rental of £22,500 per annum, exclusive



## Location & Description

The historic town of Christchurch is located on the south coast some 6 miles east of Bournemouth and has a magnificent 11th Century Priory at its heart. Christchurch offers excellent shopping facilities with a vibrant mixture of both local and national retailers represented.

The town serves an affluent local population and the significant influx of tourists to the region during the summer months offers good potential for extra trade. The town also features a well renowned culinary scene with numerous quality restaurants and eateries featuring in the town centre.

The famous annual Christchurch Food & Wine Festival has been running since 2000, along with various other annual events.

The property comprises a two storey mid-terraced double fronted shop with ground floor sales, rear storage/office space and first floor stores. The property also benefits from a gas and three-phase electrical supply.



What3words: [free.wages.shed](https://www.what3words.com/free-wages-shed)

## Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor Sales	484	44.98
Ground Floor Store	227	21.10
WC		
First Floor Store	320	29.74
Kitchenette		
<b>Total Net Internal Area</b>	<b>1,031</b>	<b>95.82</b>

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

**GET IN TOUCH:** 01202 887 555 | [www.mavarealestate.co.uk](http://www.mavarealestate.co.uk)



## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £22,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

## Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## EPC

Asset Rating D (91)

## Rateable Value

Rating - £15,750

Source [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



## Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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