

TO LET

Town Centre Class 'E' Unit

**Unit 4 45-54 Westover
Road, Westover Road,
Bournemouth, Dorset,
BH1 2BZ**

Key Features

- Town Centre Position
- Net Internal Area 585 Sq. Ft. (54.37 Sq. M.)
- Nearby occupiers include: Grosvenor Casino, Wagamama, Cote Brasserie, The Stable, Moss Bros, Westover Gallery, Clarendon Gallery and Frances Jewellers
- Located opposite the Pavilion Theatre and car park
- Adjoining Premier Inn
- Available by way of a new lease at a rental of £14,000 per annum, exclusive.



Location

The premises occupy an excellent trading position, fronting one of Bournemouth's premier shopping thoroughfares of Westover Road, below the Premier Inn and opposite the Pavilion Theatre.

Westover Road features the Grosvenor Casino together with branches of Cote Brasserie, The Stable, Wagamama, Westover & Clarendon Galleries, Frances Jewellers and Moss Bros.

Description

An attractive and well-presented double fronted shop, the premises comprise a main sales area with rear storeroom and kitchenette area and WC and benefits from modern lighting within the retail area.

Metered on street car parking is available along Westover Road and a large pay and display car park adjoins the Pavilion opposite.



What3words: [season.photos.mull](#)

Accommodation

Floor Areas	Sq Ft	Sq M
Sales Area	493	45.88
Kitchenette/Rear Storage	91	8.49
WC		
Total Net Internal Area	584	54.37

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

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Terms

Available by way of a new effectively full repairing and insuring (via service charge) lease term and rent review pattern by arrangement at a commencing rent of £14,000 per annum, exclusive of rates, VAT and all other outgoings.

Please note VAT is payable on all rents.

Service Charge

The premises form part of a larger building and the tenant will be liable for service charge in respect of the repair, maintenance and management etc of same. An additional amount will be levied in respect of the tenant's contribution towards the landlord's costs of maintaining buildings insurance cover over the building.

Planning

All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating C (59)

Rateable Value

Rating £13,250
Source 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.

Important Notice

The marketing of these premises is being undertaken with the agreement of the current tenant, in order to mitigate the losses of the landlord and those of the tenant but strictly without prejudice to the rights of the landlord in respect of arrears of rent, current and future rents and other obligations of the tenant.



Contact Us

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

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