

CLASS E SHOP TO LET

BOURNEMOUTH

41 OLD CHRISTCHURCH ROAD

SUBJECT TO PLANNING

Description

The subject premises are situated in the pedestrianised section of Old Christchurch Road. Nearby retailers include **McDonalds, Pandora, Holland & Barrett and Ernest Jones.**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors:

Ground Floor Sales 4,230 sq. ft. (393 sq. m)

Lease

The premises are available on a new FRI lease for a term of years to be agreed subject to upward only rent reviews on a 5 yearly basis.

Handover Summer 2024.

Rent

£80,000

per annum exclusive.



Business Rates

To be reassessed.

All parties are to advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

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

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Nicole de Blaquiere **07789 478916**
nicole.deblaquiere@greenpartners.co.uk

Subject to Contract



50 metres

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Created By: Green and Partners

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