

CLASS E OPPORTUNITY

BOURNEMOUTH

27/31 OLD CHRISTCHURCH ROAD

SUBJECT TO VACANT POSSESSION



Description

The subject premises are situated on a prominent corner location in the pedestrianised section of Old Christchurch Road. Nearby retailers include **McDonalds, Greggs, 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 basement floors:

Ground Floor Sales	1,626 sq. ft. (150 sq. m)
Basement Storage	791 sq. ft. (73.48 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.

Rent

£80,000

per annum exclusive.

Business Rates

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

EPC

A full report is available upon request.

Legal Costs

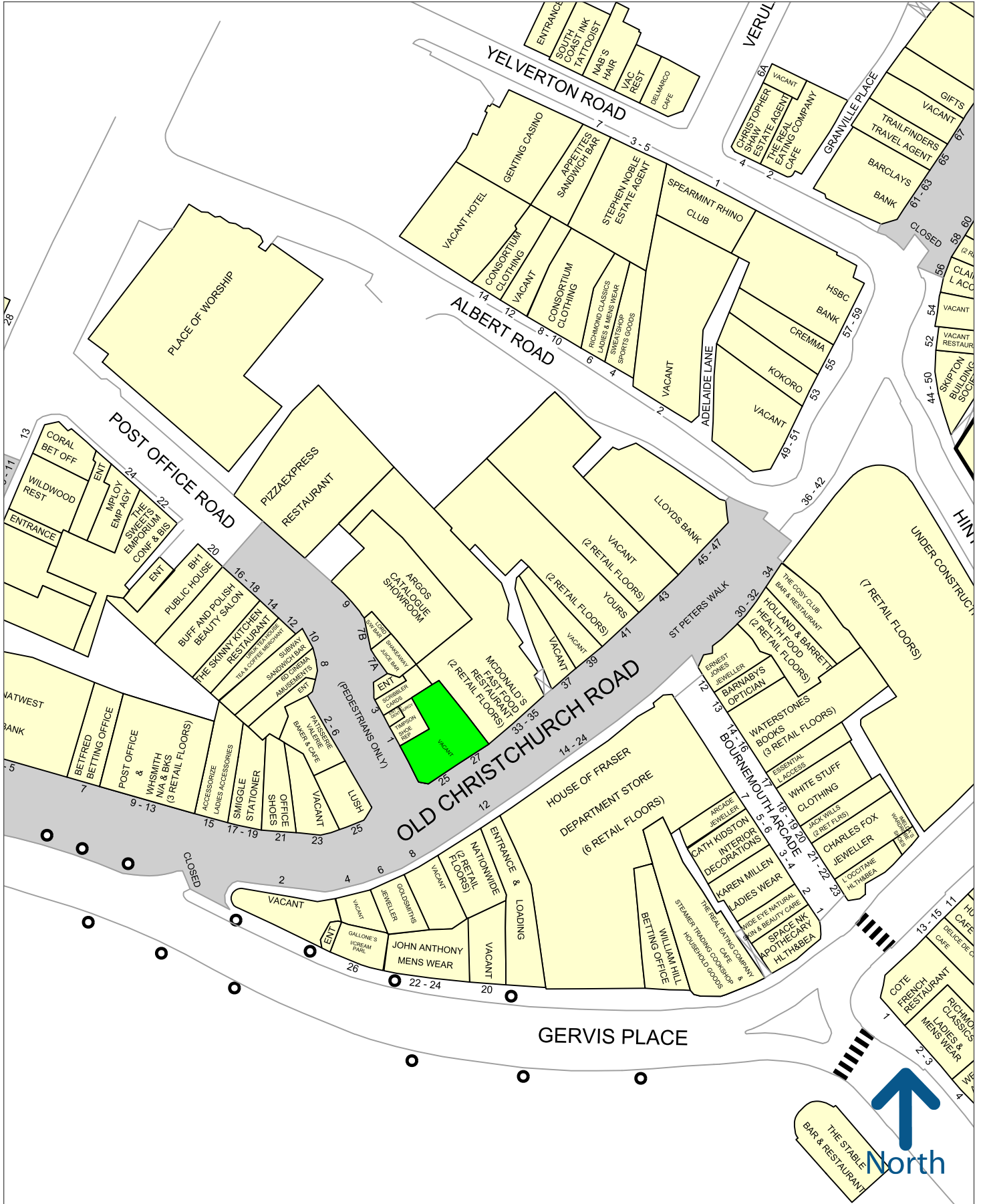
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

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

Adam Bindman **07825 442413**
adam.bindman@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 22/11/2024
Created By: Green and Partners