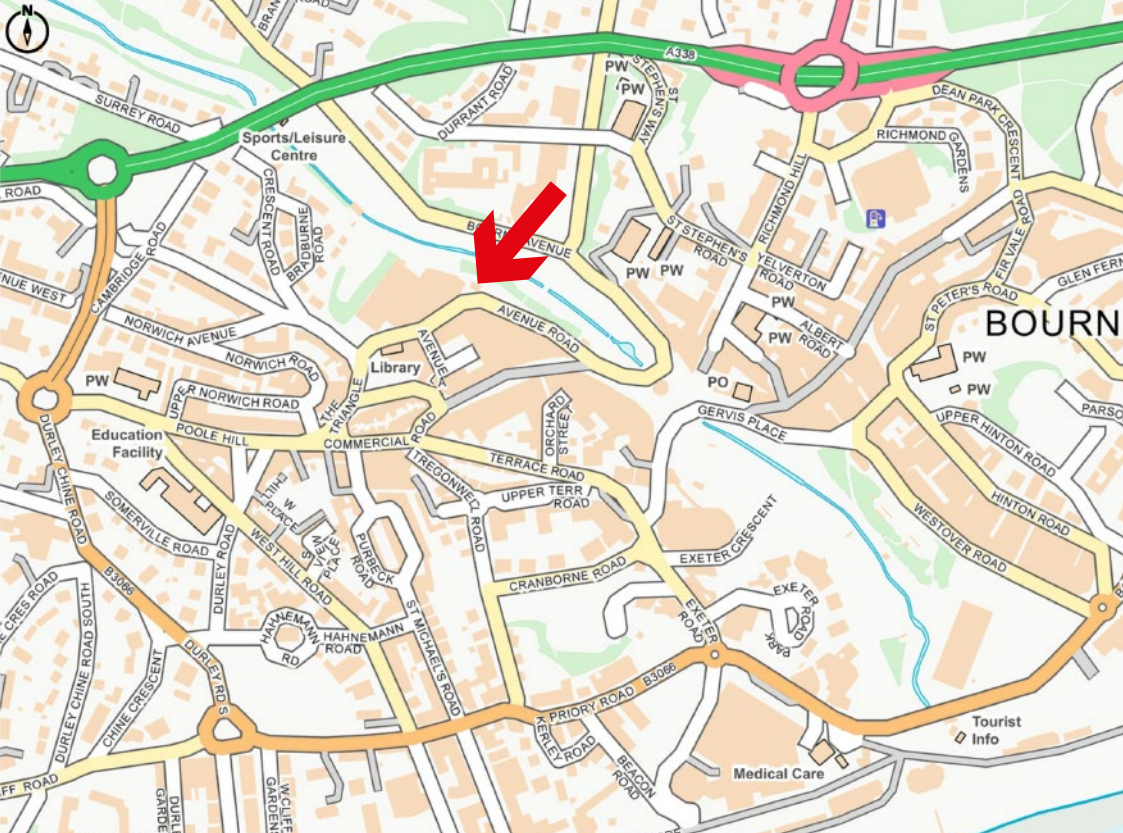


TO LET A UNIQUE PROPERTY ON THREE LEVELS WITH OUTDOOR TERRACED AREAS

THE PAGODA | 30 AVENUE ROAD | BOURNEMOUTH | DORSET | BH2 5SL



**sibbett
gregory**



LOCATION

The property is situated on Avenue Road in Bournemouth Town Centre which is easily accessed from the A35 Wessex Way. The Pagoda is located opposite the Avenue Shopping Centre and next to Bournemouth Central Gardens within close walking distance to the pedestrianised shopping area of Commercial Road.

DESCRIPTION

The property is arranged on three floors. The ground 'hexagonal' area with a terraced area overlooking the gardens. An internal staircase leads to the lower ground floor area with separate access to an outside terrace.

Two separate staircases lead to a basement with male and female WC accommodation, kitchen area, partitioned offices and storage rooms.

Parking provisions within Avenue Road Car Park on a separate agreement with parking team via annual season tickets. Prices on request.

TENURE

The premises is available on a new full repairing and insuring lease outside of the Landlord and tenant Act 1954 - signed stat dec, incorporating upward only rent reviews.

RENT

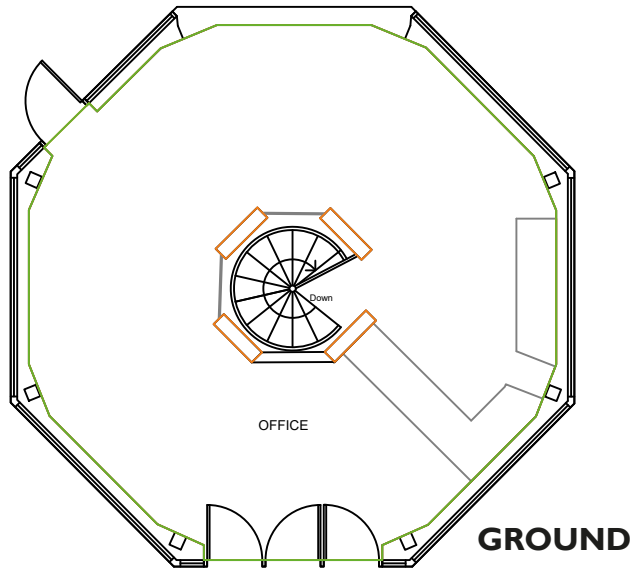
£36,000 per annum exclusive.

The rent is exclusive of business rates, service charge, VAT, buildings insurance and utilities.

PLANNING

We understand the property has the benefit of a Planning Consent for uses falling within Class E, within the Town & County Planning (Use Classes) Order 1987 as amended.



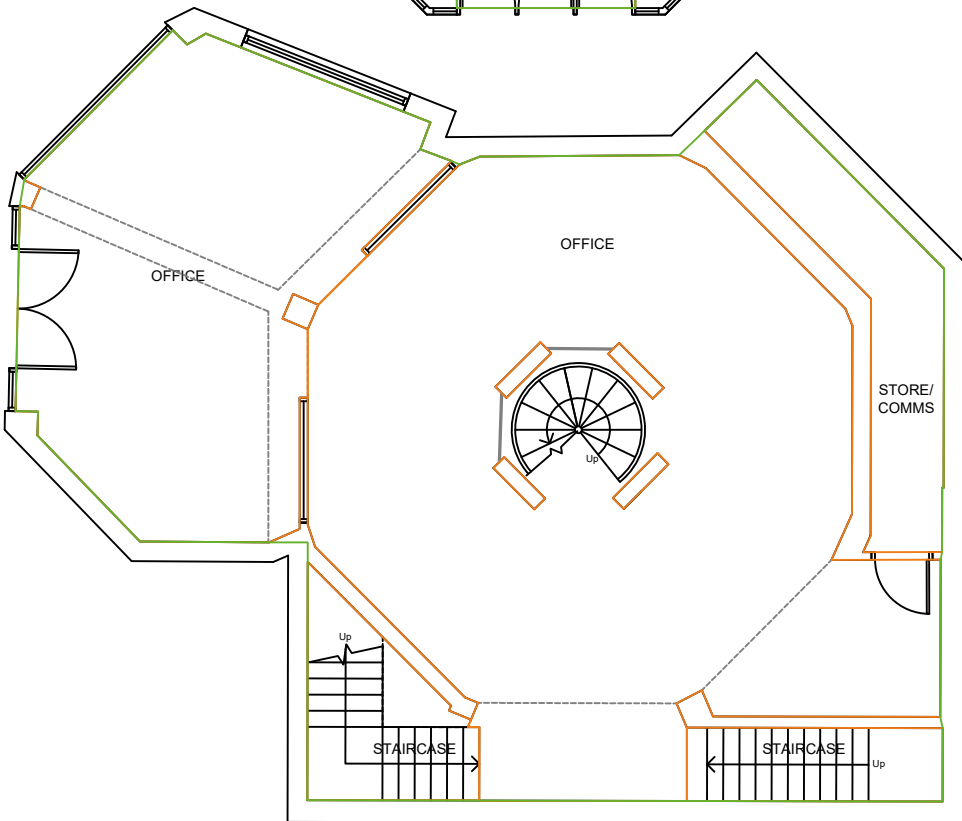


GROUND

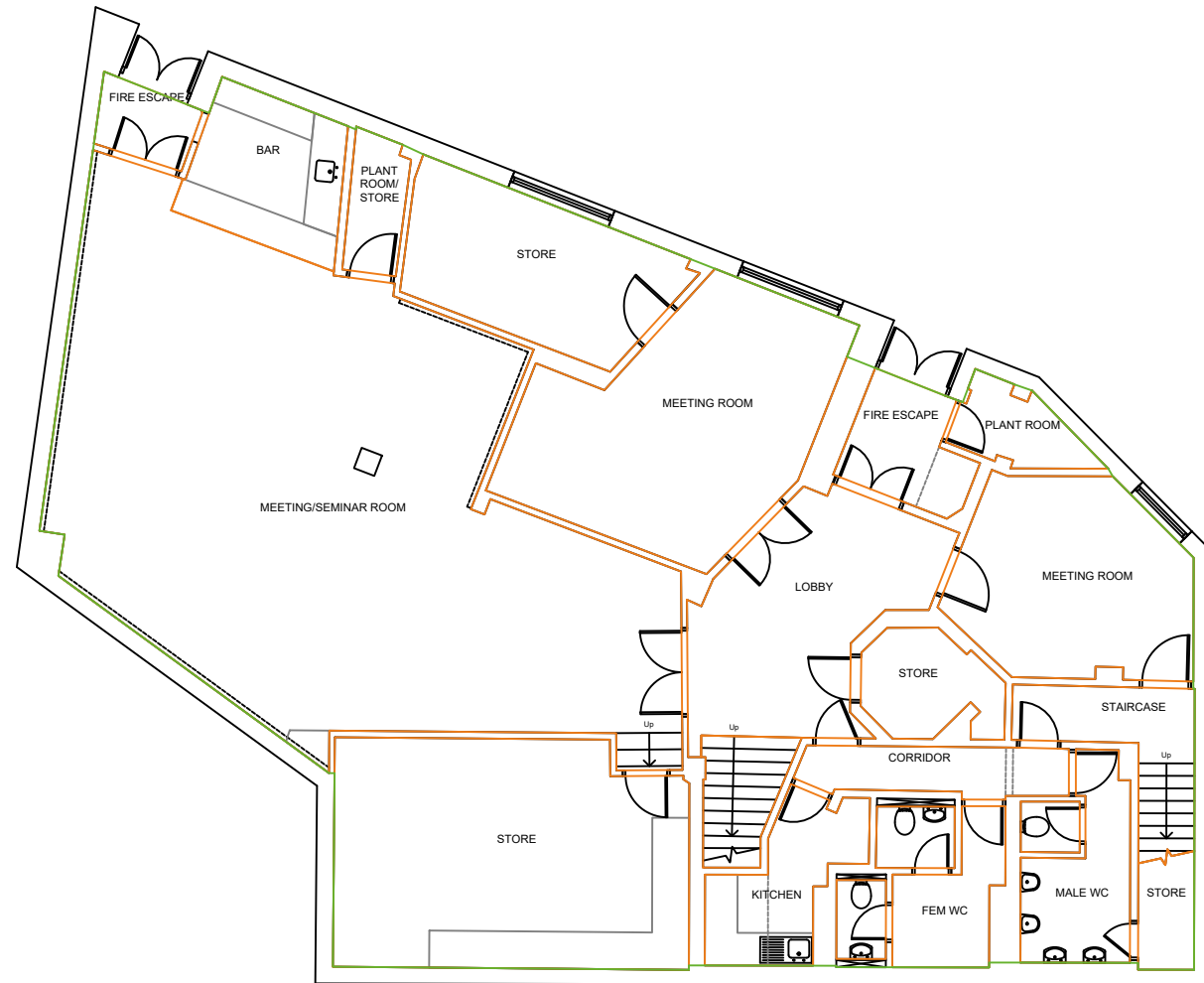
ACCOMMODATION

We have measured the property with the following approximate internal areas:

Ground Floor:	49.69 sq m (535 sq ft)
Lower Ground Floor:	89.13 sq m (959 sq ft)
Basement:	236.16 sq m (2,542 sq ft)
TOTAL	374.98 sq m (4,036 sq ft)



LOWER GROUND



BASEMENT

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £12,000. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Businesses who can claim Small Business Rates Relief may be able to claim 100% rates relief on this property (no rates paid). Interested parties are therefore encouraged to contact the Local Rating Authority directly.

ENERGY PERFORMANCE CERTIFICATE

The premises has the following rating: D (85)

VIEWING

Strictly by appointment with the Sole Agent, Sibbett Gregory.

Joe Lee
01202 661177
joe@sibbettgregory.com



FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance

