

# TO LET - Town Centre Commercial Unit

Unit C, Hampshire House 39 Bourne Avenue, Bournemouth, BH2 6DP



sibbett  
gregory



- Well located Bournemouth town centre retail premises
- Total floor area approx. 161 sq m (1,733 sq ft)
- £35,000 per annum exclusive
- Available on a new FRI lease

## LOCATION

The premises occupies an excellent trading position approx. 50 yards from The Square and opposite the Bournemouth Gardens. Close by are many local and national companies including The Ivy, Tesco Express, All Fired Up and NatWest Bank.

## DESCRIPTION

The property comprises a retail unit over ground and lower ground floor currently configured with a bar area with a kitchen and WC to the rear. There are two separate staircases leading to the lower ground floor on both sides of the shop premises. The lower ground floor provides primarily an open plan space including a bar area also with a WC and store.

## ACCOMMODATION

The accommodation comprises the following approximate areas:

Ground	1,098 sq ft	102 sq m
Lower Ground	635 sq ft	59 sq m
<b>Total</b>	<b>1,733 sq ft</b>	<b>161 sq m</b>

*(floor area provided by Landlord)*

## TENURE

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

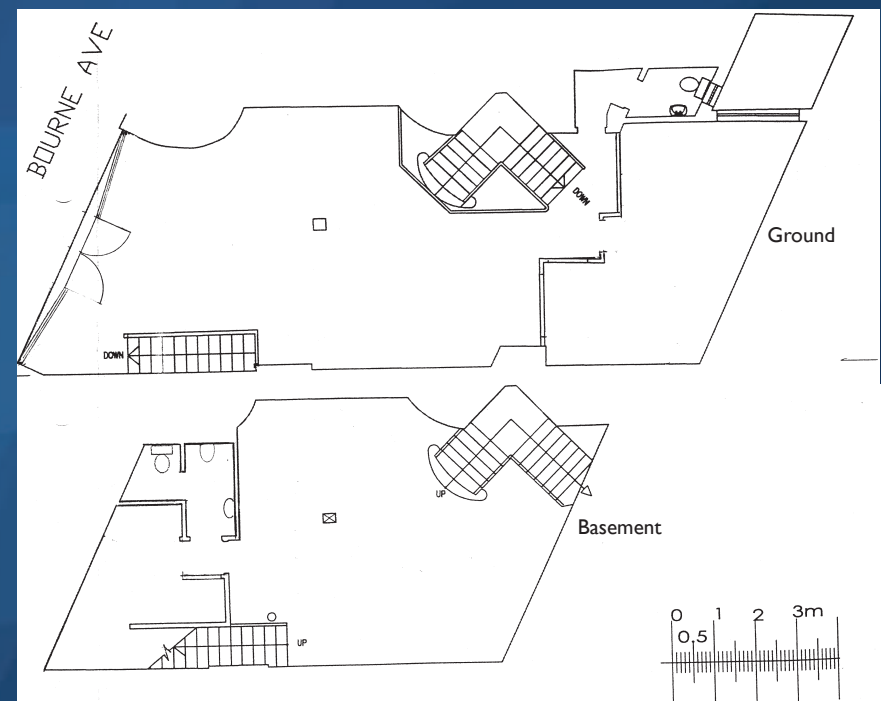
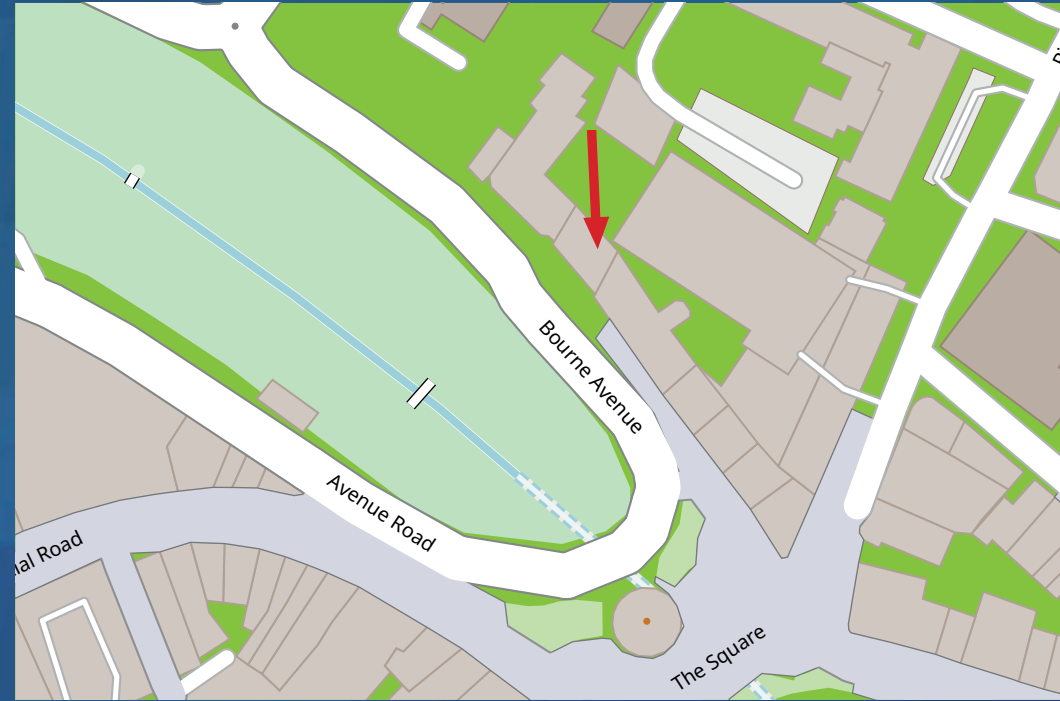
## RENT

£35,000 per annum exclusive.

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

## SERVICE CHARGE

There will be a service charge for the maintenance and upkeep of the common areas of the Estate.



## BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £19,000. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

## 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.

## LEGAL COSTS

The incoming tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of a new Lease.

## EPC

The premises has the following rating: C (57)

## VIEWING

Strictly by appointment with the agents, Sibbett Gregory.

## Joe Lee

Telephone: 01202 661177

Email: [joe@sibbettgregory.com](mailto: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 after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.