

To Let

86 Poole Road, Westbourne,
Bournemouth, BH4 9EE



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Location

Westbourne is a suburb of Bournemouth located approximately 2 miles to the West of the town centre. The premises are situated in a prominent position adjacent to **Iceland Frozen Food** and close to **Bang and Olufsen, Starbucks, Boots the Chemist and Lloyds Bank**.

Description

The premises are arranged over basement and ground floor.

To the rear is a self contained car park for approximately 11 vehicles.

Floor	Sq m	Sq ft
Internal Width (Max)	14.76m	48ft 5in
Shop Depth	12.49m	41ft
Ground Floor Sales	130	1,403
Ground Floor Ancillary	135	1,450
Basement	46	493

Lease

The premises are held on the residue of a lease to expire July 2025 subject to rent review in July 2020 at a current rent of £55,000.

The premises are available either way of assignment or under lease, further details available upon request.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

User

The lease permits Classes A1, A2 or A3

There may be scope to widen the permitted use(s) subject to landlord consent.

Business rates

We understand that the property is assessed as follows:

2017 Rateable Value: £45,500
UBR (2020/21): 51.2p

All eligible retail and leisure businesses will benefit from a rates holiday until April 2021.

This may be subject to transitional arrangements or appeal. Interested parties should make their own enquiries with the Local Rating Authority.

Legal costs

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

EPC

The premises have an EPC rating of C62.

VAT

VAT if applicable will be charged at the standard rate.

Subject to Contract

For further information please contact:

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- Satisfactory proof of the source of funds for the Buyers / funders / lessee.