

# 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	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 30th June 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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