

PRIME SHOP TO LET



RETAIL

BOURNEMOUTH – 56 COMMERCIAL ROAD

SITUATION

The property is situated in a prime position on Commercial Road and is adjacent to **BHS** and **Carphone Warehouse**. The property is located a few doors away from a recent development which houses **Zara**, **H&M**, **Republic** and **Ann Summers**. The property is directly opposite **Marks & Spencer** and close to a number of national retailers. A street traders plan is found the reverse of these particulars.

ACCOMMODATION

The property is arranged over ground, first and second floors offering the following approximate dimensions and net internal areas:

Internal Width (max) -	11.87 m	(38 ft 11 in)
Shop Depth -	26.52 m	(87 ft)
Ground Floor Sales -	269.14 sq m	(2,897 sq ft)
First Floor Storage -	78.22 sq m	(842 sq ft)
Second Floor Store -	87.14 sq m	(938 sq ft)

TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term of 15 years subject to 5 yearly upward only rent reviews.

RENT

On application - incentives available.

RATES

We have been advised by the Local Rating Authority that the unit has been assessed for rates as follows:

Rateable Value (2005) £203,000
Rates Payable (2008/09) £93,786 pa

We recommend that all interested parties make their own inquiries with the Local Rating Authority (01202 451 571) to verify these figures.

PLANT & EQUIPMENT

None of the systems or equipment in the property have been tested by us to check they are in working order. Purchasers/Lessees may wish to make their own investigations.

LEGAL COSTS

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

LOCATION

Bournemouth is the major commercial centre located in Dorset, lying approximately 106 miles south west of London, 30 miles south west of Southampton and 6 miles east of Poole. Bournemouth is a well connected city with a continuous dual carriageway/motorway (A31/M3) from Bournemouth town centre to London and along the coast to the South via the M27 motorway.

Bournemouth is well served by the National Rail network with two stations in the town, Bournemouth and Pokesdown. South West trains operate a comprehensive service to London Waterloo with a journey time of approximately 97 minutes. This line also serves Southampton, Winchester and Basingstoke to the east, and Poole, Wareham, Dorchester and Weymouth to the west. Bournemouth international airport is located approximately 6 miles east of the town centre.

VIEWING

Strictly by prior appointment through joint agents, Cushman & Wakefield:

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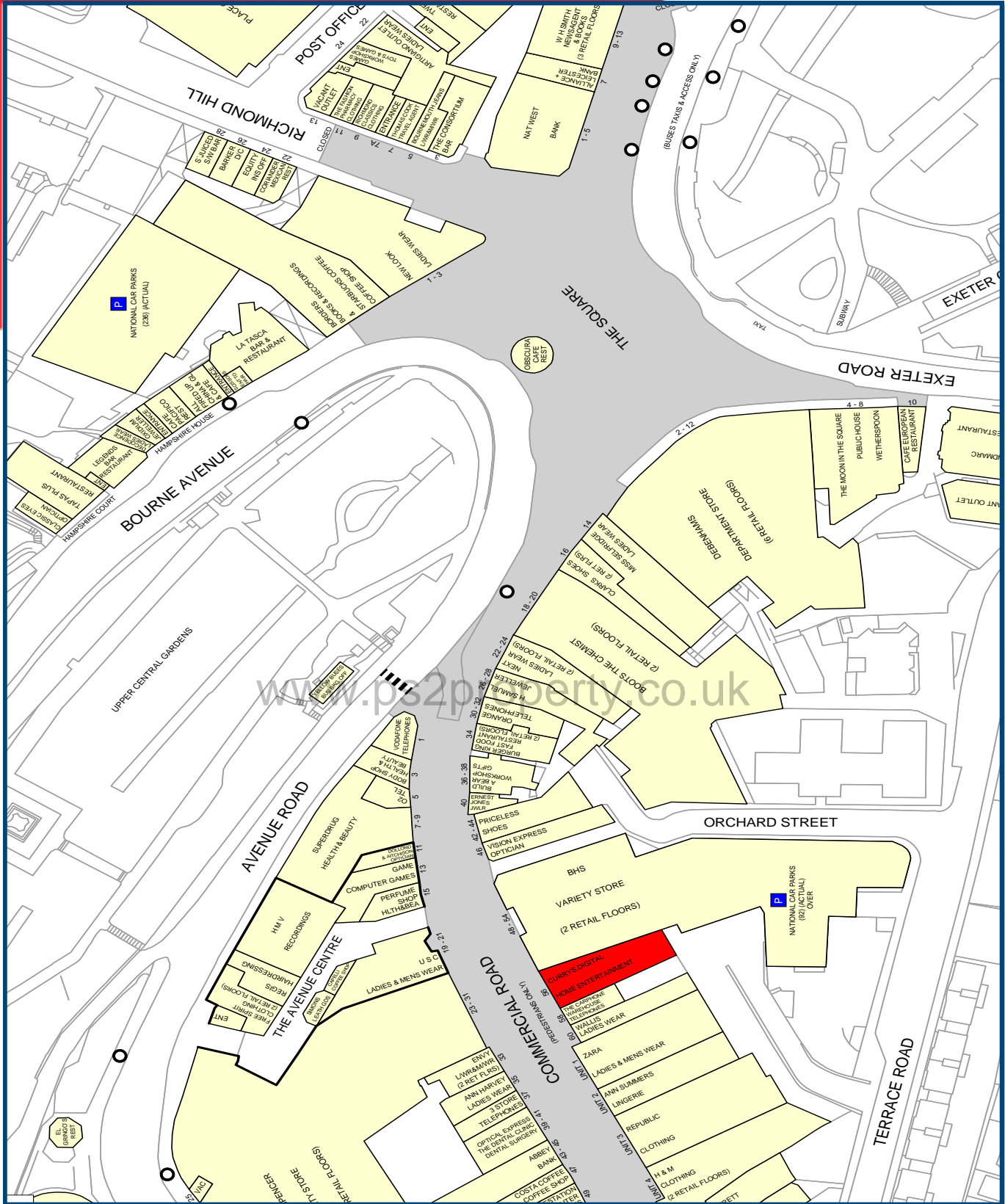
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Misrepresentation Act 1967 and Property Misdescriptions Act 1991
See important notice overleaf.

BOURNEMOUTH – 56 COMMERCIAL ROAD RETAIL



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