To Let

86 Poole Road, Westbourne, Bournemouth BH4 9EE

Description
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 Mulberry, Bang and Olufsen, Starbucks, Boots the Chemist and Lloyds Bank.

Accommodation
The premises are arranged over basement and ground floor.

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

Tenure
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 by way of assignment or under lease.

Floor Areas

<table>
<thead>
<tr>
<th></th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal width (max)</td>
<td>14.76</td>
<td>48ft 5in</td>
</tr>
<tr>
<td>Shop Depth</td>
<td>12.49</td>
<td>41ft</td>
</tr>
<tr>
<td>Ground floor sales</td>
<td>130</td>
<td>1,403</td>
</tr>
<tr>
<td>Ground floor ancillary</td>
<td>135</td>
<td>1,450</td>
</tr>
<tr>
<td>Basement</td>
<td>46</td>
<td>493</td>
</tr>
</tbody>
</table>

Business Rates
We understand that the property is assessed as follows:

- 2017 Rateable Value: £45,500
- UBR (2017/2018): 47.9p

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

Planning
The premises have the benefit of A2 Planning Consent although prospective purchasers should make their own enquiries.

The lease permits A1, A2 or A3 use and maybe suitable for all these uses subject to planning permission.

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.

For further information please contact:

Chris Wright
0117 988 5254
chris.wright@gva.co.uk

Rupert Elphick
0117 988 5205
rupert.elphick@gva.co.uk

Subject to Contract
September 2017

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