

3977

TO LET or FOR SALE

587 sq ft

**Shop and Usable Basement
close to Bournemouth Town Centre**

**AT
25-27 POOLE HILL
BOURNEMOUTH
BH2 5PW**



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS

Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

Location

The property is located to the west of Bournemouth Town Centre in a prominent corner location at the junction with Commercial Road. There is a good mix of 'niche' retailers, professional office occupiers' restaurants and bars within the immediate vicinity including Koh Lounge, Dutton Gregory Solicitors, Turners Solicitors, Rancho Steak House, Brewhouse & Kitchen and a number of leading estate/letting agents.

Poole Hill is a main bus route and there is limited on street car parking.

Accommodation

Shop

Internal Width 16' 7"

Depth 19'

Net Retail Area 315 sq ft

Kitchenette with wash hand basin

Stairs to:-

Basement 272 sq ft - currently partitioned into 3 rooms

Cloakroom/WC with wash hand basin

Means of Disposal

To Let – new full repairing and insuring lease, terms to be agreed at a commencing rent of **£8,000** per annum exclusive. Subject to periodic reviews.

Or

For Sale – new 999 year ground lease, peppercorn rent at a price of **£99,950**.

Rates

Rateable Value: £5,700 (April 2017)

Small Business Rate Relief may apply

Source: www.voa.gov.uk

Viewing

Strictly by appointment through Sole Agents:-

Nettleship Sawyer
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IDENTIFICATION

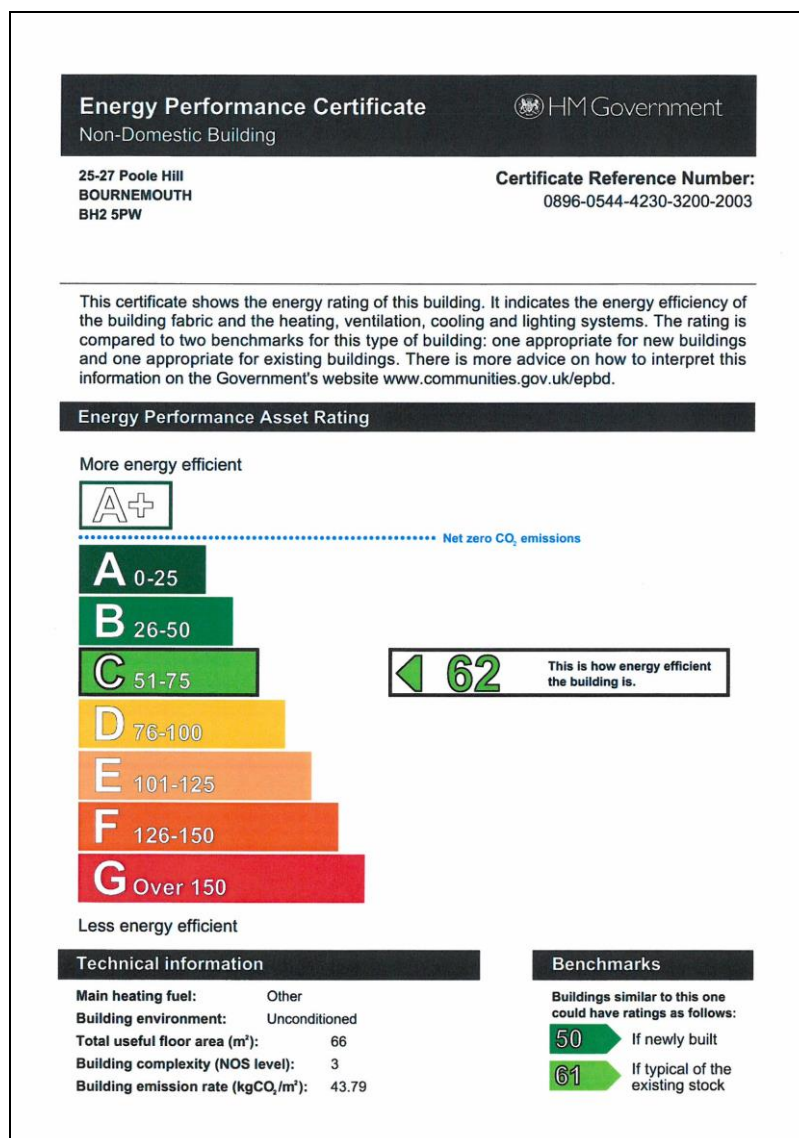
Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

Energy Performance Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.



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