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**TO LET**

**SOUTHBOURNE COMMERCIAL UNIT TO LET**  
**756 SQ FT (70.23 Sq M) APPROX. Plus basement**  
**67 SOUTHBOURNE GROVE, SOUTHBOURNE, BH6 3RN**





## LOCATION

Located in the popular and vibrant Bournemouth suburb of Southbourne, which has a good mix of retailers, cafes, bars and restaurants. National occupiers include The Co-Op, Coffee #1, Costa, Sainsburys Local, Boots Chemist and Tesco Express.

There is free short term on-street parking along Southbourne Grove and several public car parks. Southbourne is well served by public transport with regular busses to Poole, Bournemouth and Christchurch. Pokesdown train station is 0.6 miles distant. Southbourne Beach (Fisherman's Walk) is approximately 0.5 miles south.

## DESCRIPTION

The premises comprise an attractive commercial unit with shop front. Used as offices over recent years, the unit is currently laid out with suspended ceilings and carpet floor coverings.

The front is partitioned to create a reception and offices, with an additional office and kitchenette behind. To the rear of the unit are male and female WCs.

Stairs provide access to the basement storage. There is one allocated parking space to the rear.

## ACCOMMODATION

The net internal floor areas are summarised as follows:

### Commercial Area

Internal Width (max) -	5.56 m	18'3"
Internal Depth -	14.23 m	46'8"
GF Area -	70.23 m <sup>2</sup>	756 ft <sup>2</sup>

### WC

WC and wash hand basin.

### Basement

Storage	13.98 m <sup>2</sup>	150 ft <sup>2</sup>
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## OUTSIDE

One car parking space at the rear of the property.



## KEY FEATURES

- Popular and vibrant suburb
- Attractive shop front
- On street parking on Southbourne Grove
- 1 Parking space to rear of property
- Basement Storage
- Suitable for office or retail use
- Restaurant and hot food takeaway not permitted

## PLANNING

The property has previously been used as offices (Class E). Interested parties are advised to check with BCP council as to their proposed use.

## RATING

The property is listed on the Valuation Office Agency website with a Rateable Value of £13,750 (April 2023) .

Interested parties should make enquiries of the local authority to verify the business rates payable.

## EPC

The building is currently assessed with an energy performance rating of Band D. The full Energy Performance Certificate and recommendations report are available at:

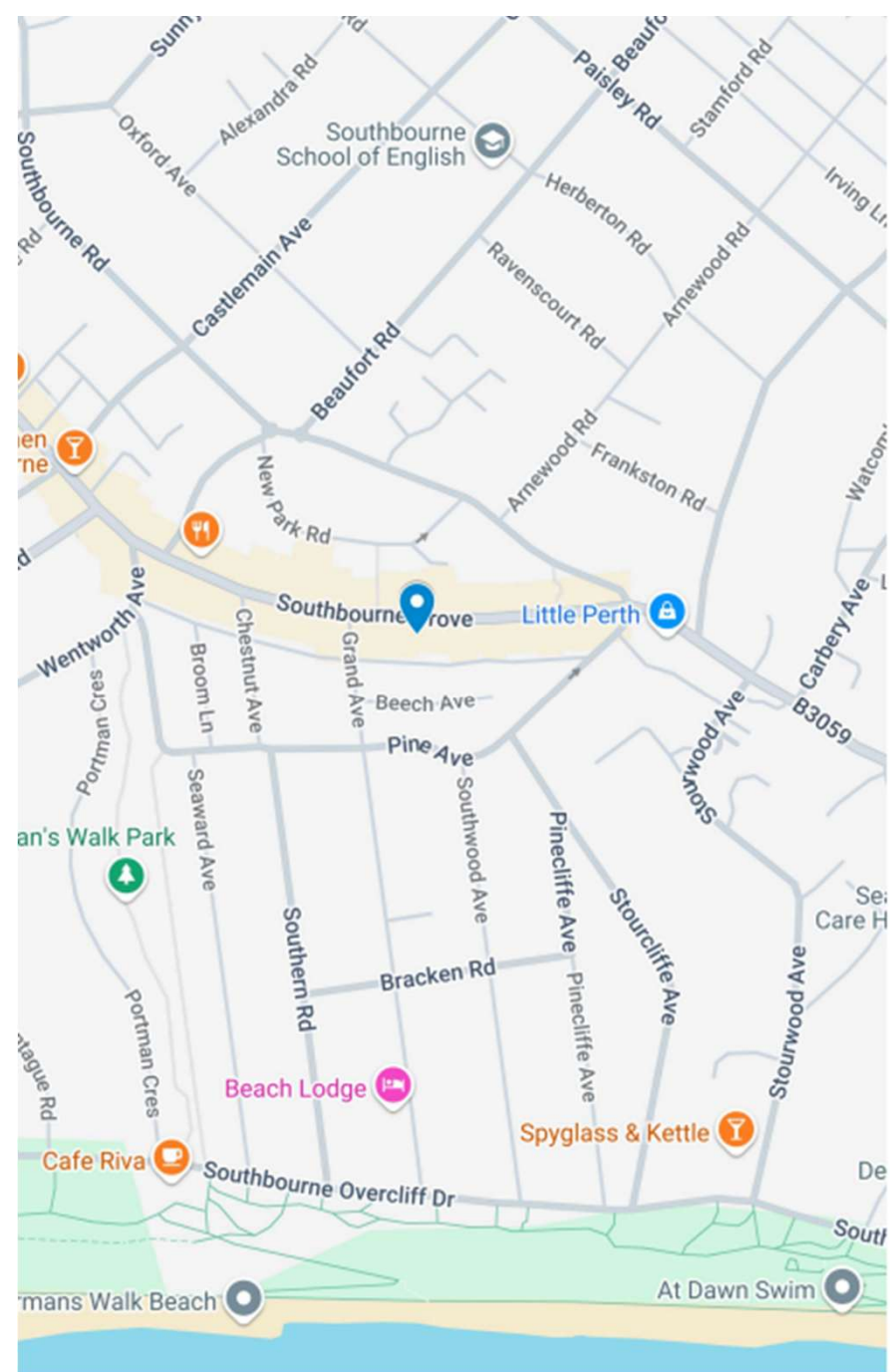
<https://find-energy-certificate.service.gov.uk/energy-certificate/5270-6778-0183-0201-6900>

## LEASE

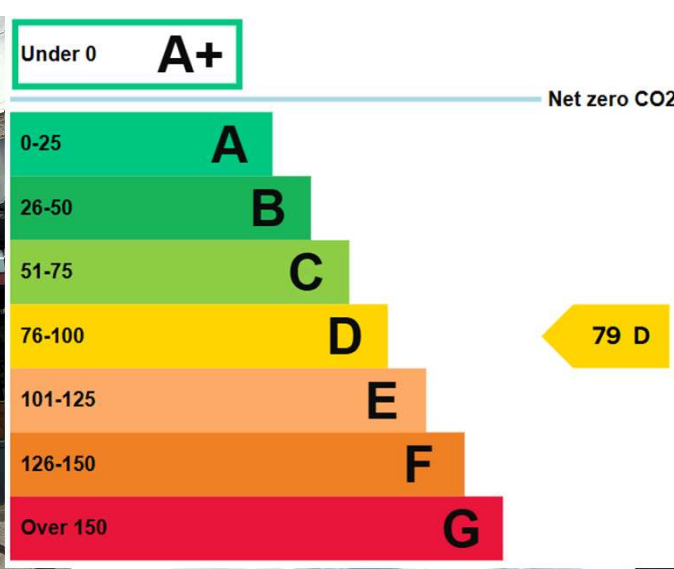
New full repairing and insuring lease for a term to be agreed.

## RENT

£16,000 per annum exclusive.







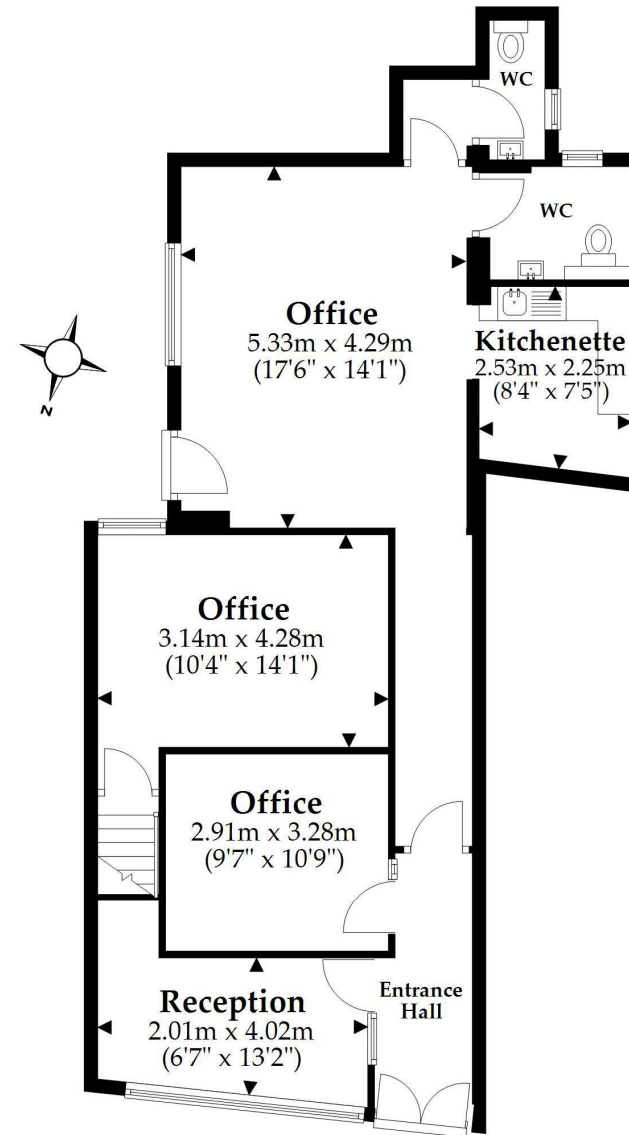
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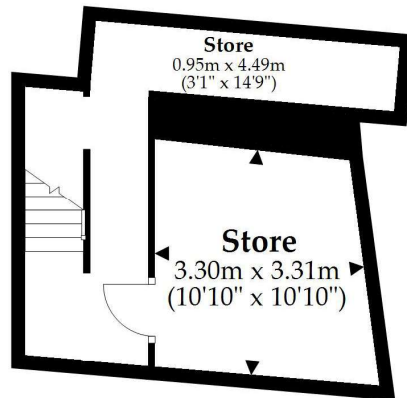
## Ground Floor

Approx. 83.0 sq. metres (893.5 sq. feet)



## Basement

Approx. 24.2 sq. metres (260.9 sq. feet)



Total area: approx. 107.2 sq. metres (1154.4 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





## LEGAL COSTS

Each party to pay their own legal fees incurred in the transaction.

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## CODE FOR LEASING BUSINESS PREMISES

Applicants looking to lease a business premises through James and Sons are advised of the existence of the RICS Code for leasing business premises. Furthermore, we recommend that all applicants obtain professional advice from an independent RICS member or other property professional.

## IDENTIFICATION

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



**PEOPLE AND PROPERTY SINCE 1873**

## VIEWING

**STRICTLY** by appointment through James & Sons – contact:

**Simon Walsham**

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