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TO LET

RETAIL UNIT – WESTBOURNE
290 SQ FT (27 Sq M) APPROX. RETAIL
UNIT 2, ALUM CHINE ROAD, BOURNEMOUTH, BH4 8DX



LOCATION

The premises occupy a prominent position on Alum Chine Road, right in the heart of Westbourne's busy shopping district. The parade benefits from strong daily footfall and a wide mix of nearby occupiers, including boutique retailers, cafés, restaurants, convenience stores, hair and beauty salons, and various professional services.

The area is well served by local public transport, with regular bus routes passing close by, and on-street parking available in the immediate vicinity. The surrounding residential neighbourhood, combined with proximity to Alum Chine and the beach, further enhances footfall and trading potential

National occupiers include M&S Foodhall, Costa Coffee, Hays Travel, Iceland, Boots, Subway and Starbucks.

DESCRIPTION

The property comprises a mid-terrace retail unit with prominent frontage to Alum Chine Road. Communal kitchen and toilet facilities are accessed from the rear of the unit.

ACCOMMODATION

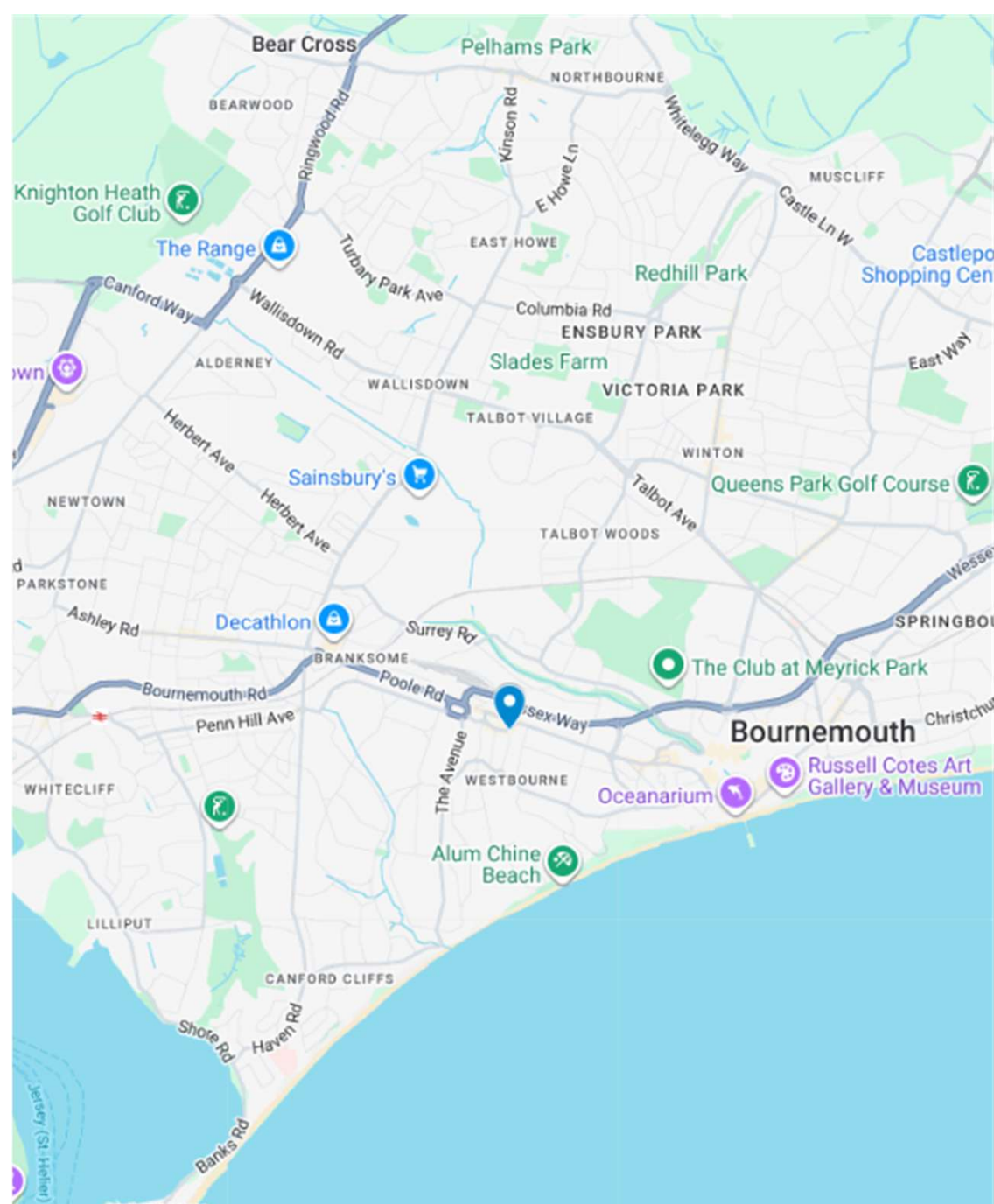
The accommodation comprises the following approximate areas :

Gross Internal Area:

Retail	290 sq ft (27 sq metres)
Max depth	6.91 m
Max width	4.58 m

KEY FEATURES

- **Vibrant local centre**
- **Good on street and public parking nearby**
- **EPC Band B**



PLANNING

The property has previously been used as an (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 £6,400 (April 2023) .

More details can be found at:

<https://www.tax.service.gov.uk/business-rates-find/valuations/14391383000?valuationId=27383178000>

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

EPC

B

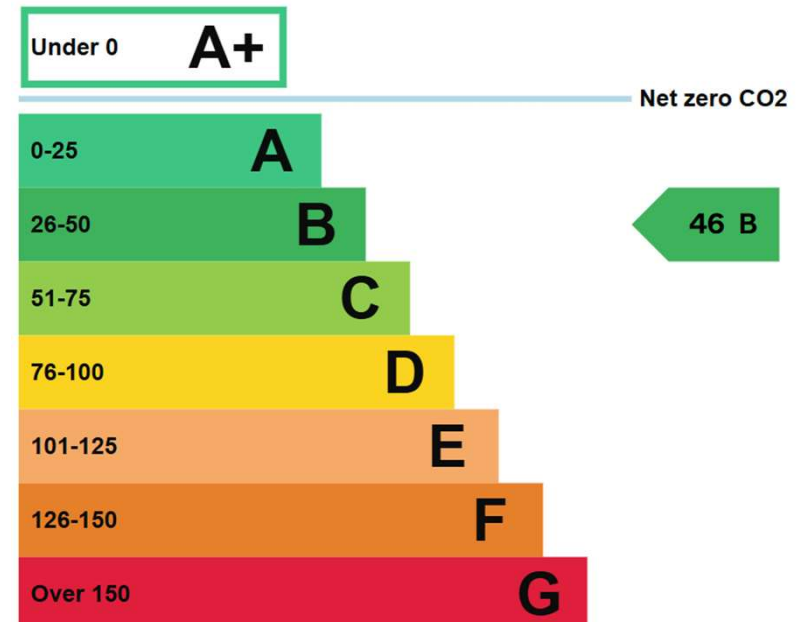
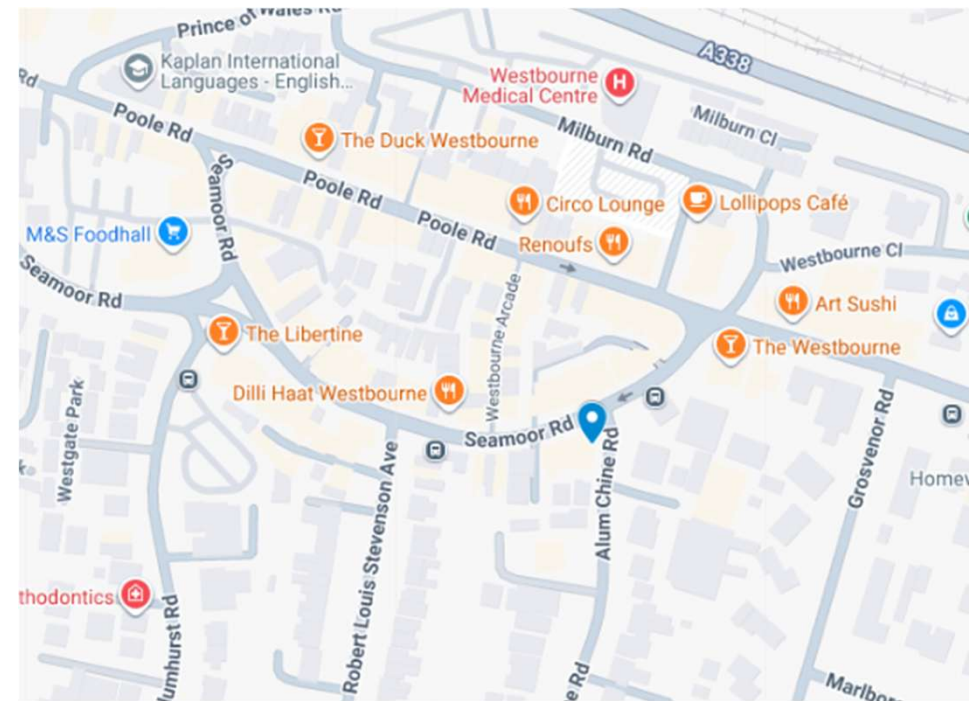
More details can be found at: [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

LEASE

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RENT

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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:

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