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Regulated by RICS

## TO LET RETAIL UNIT WITH RETURN FRONTAGE

PROMINENT MAIN ROAD POSITION  
1,049 SQ FT (97.4 SQ M)



**UNITS 1 & 2 STIRLING HOUSE  
48-50 POOLE HILL  
BOURNEMOUTH  
BH2 5PS**

CHARTERED SURVEYORS & VALUERS  
COMMERCIAL PROPERTY CONSULTANTS

#### LOCATION

The property is situated in a prominent roadside location on the western approach to Bournemouth town centre. The area is characterised by a variety of office occupiers, retail units and restaurant/bar premises.

#### DESCRIPTION

The property comprises an attractive retail unit with glazed return frontage to a service road. The unit is currently arranged with the main retail area fitted out with suspended ceilings and air conditioning/warm air unit.

To the rear of the unit, a private office has been formed by partitioning with the corridor providing access to a kitchenette and WC.

#### ACCOMMODATION

Gross Frontage	26'	7.92 metres
Max. Internal width	23'8"	7.21 metres
Max. Internal depth	44'6"	13.56 metres
Retail Area	1,049 sq ft	97.4 sq metres
Kitchenette	66 sq ft	6.1 sq metres
Office	65 sq ft	5.51 sq metres

#### RATEABLE VALUE

The property is listed on the Valuation Office Agency website with a Rateable Value of £14,750 (April 2017). We would recommend that interested parties make their own enquiries of the local rating authority to verify the business rates payable and to establish the position in respect of appeals, transitional or small business relief.

#### PLANNING

Interested parties should make their own enquiries with Bournemouth Borough Council.

#### LEASE

A new full repairing and insuring lease to be granted for a term to be agreed. External maintenance to be by way of a service charge.

#### EPC

Band D.

#### RENT

£14,000 per annum

#### LEGAL COSTS

Ingoing tenant to be responsible for the landlord's reasonable fees incurred in the transaction.

## IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed Tenant or Purchaser 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 or purchaser once terms have been agreed.

## 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.

## VIEWING

**STRICTLY** by appointment through **Peter Davy or Simon Walsham at JAMES & SONS – Tel: 01202 673131, Fax: 01202 660143.**

e-mail: [properties@jamesandsons.co.uk](mailto:properties@jamesandsons.co.uk)

## IMPORTANT NOTE

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