

TO LET

RETAIL KIOSK

83 sq.ft (7.71 sq.m)

- A1 Retail Use
- Stall with Storage
- High Footfall



**Unit 9 Kiosk, Dalkeith Arcade, Richmond Gardens,
Bournemouth, BH1 1EN**


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DESCRIPTION

The Richmond Gardens Shopping Centre fronts the busy pedestrianised section of Old Christchurch Road leading to The Square. Extensively refurbished, the centre is anchored by a 34,000 sq.ft.

Wilkinson Store, Lidl Supermarket, and a number of quality independent retailers including a Café. Bournemouth's principal car park (930 spaces) is situated above the scheme and this creates a very high footfall.

The stall is situated in prime position at the entrance to the Shopping Centre and benefits from lock up storage.

AREAS (approx. NIA)

	Sq.ft	Sq.m
Large stall	83	7.71

LOCATION - BH1 1EN

The principal route to the town centre is the A338 spur road, a dual carriageway that connects to the A31 close to the Hampshire border. The A31 joins the M27 at Southampton and from there the M3 to London and the A34 to the Midlands and the North.

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

TERMS

The premises are to let on a new lease for a term to be agreed.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



VIEWING

Strictly via prior appointment with the appointed agents:

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