



# RICHMOND GARDENS

## LSU2 (UNIT B)

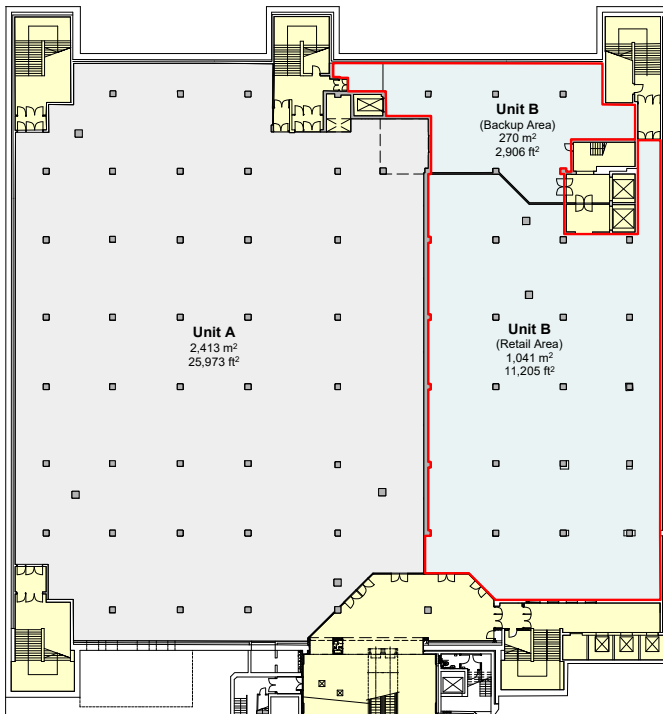
Areas (approx. NIA)	Sq.ft	Sq.m
Unit B	11,205	1,041
Unit B (Back-up Area)	2,906	270
<b>TOTAL</b>	<b>14,111</b>	<b>1,311</b>

### Description

- Floor to ceiling height c. 3.5m
- Adjacent to 990 space multi-storey car park
- Immediate proximity to Bournemouth Town Centre and Student Core

### Rent

POA



### Rateable Value

Rateable value £123,000. Rates Payable TBC. Interested parties are advised to make their own enquiries with the local authority.

### Service Charge & Insurance

This unit participates in a service charge £24,816 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

### EPC

Rating: A15. Further information available upon request.

### Planning

It is the incoming 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.

### VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

### Location - BH1 1EN

Bournemouth is an attractive coastal town with a strong commercial, tourism and leisure sector with excellent road and rail communications. The premises are situated in a prominent position close to several university buildings together with retail and other uses such as Gala Bingo, restaurants, estate agents etc.



## SHEET ANCHOR EVOLVE

part of M<sup>Core</sup>



**Adam Davies**

07792 701 593  
020 7228 6508  
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### Viewing

Strictly via prior appointment with the appointed agents:



**Rosie Civil**

07539 257 338  
rosie@cited.co.uk

**Oliver Marshall**

07386 200 076  
oliver@cited.co.uk



**Edd Watts**

07968 299408  
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## Leisure Opportunity

Established Leisure destination with Skate Park, VR Centre and Fitness Studio already open and a 24-hour 30,000 sq ft national gym operator opening soon.