

Samuel James Jewellers

SPECIALIST
SALES, REP



Art Deco

Modern Art

Retro

Ceramics

Glass

Bronzes

Pictures

Lights

Furniture

We Buy
Quality Items



TO LET

Unit 5

186.32 sq.ft

(17.31 sq.m)

Jewellery

Repairs

Valuations

Part
Exchange

We Buy

Gold

Silver

Jewellery

Diamonds

Small Deposit
Secures Item



RICHMOND GARDENS

83 - 91 Christchurch Road
Bournemouth
Dorset, BH1 1EN

Occupiers Include



RICHMOND GARDENS

UNIT 5

 mcoreproperty.com

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	186.32	17.31
TOTAL	186.32	17.31

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

Rent

£13,000 pa exclusive of rates, VAT and service charge.

Rateable Value

Rateable value £11,250. Rates Payable TBC. Interested parties are advised to make their own enquiries with the local authority.

Services

Mains electricity, water and drainage are connected to the property.

Service Charge & Insurance

This unit participates in a service charge £400 approximately per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.



EPC

Rating: B. Further information available upon request.

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.

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 towns' catchment of approximately 2.4 million and a growing student population with in excess of 18,000 students at the University. 600+ student beds to be built immediately next door within the next 18 months 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^{Core}



Adam Davies

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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
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goadsby

Edd Watts

07968 299408
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