



Primmer Olds **BAS**

# TO LET

## Retail Unit With Return Frontage In Prime Location

1-2 ROYAL ARCADE, BOSCOMBE, BOURNEMOUTH, DORSET, BH1 4BT

### KEY FEATURES

- Prime location fronting main pedestrianised entrance to the Royal Arcade
- 3 months rent free incentive available (Subject to terms)
- Substantial basement storage space
- Three phase electricity supply
- Off-licence planning granted
- Available by way of a lease assignment with a current passing rent of £29,500 plus VAT per annum
- Total Net Internal area - 2,558 Sq. Ft. (237.64 Sq. M.)



Primmer Olds B-A-S  
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Enquiries: Call us on 01202 887 555



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# 1-2 ROYAL ARCADE

## LOCATION & DESCRIPTION

This Grade II listed building occupies a prime trading position, opposite KFC and located at the western end of Boscombe's pedestrianised shopping precinct fronting the main pedestrianised entrance to the Royal Arcade.

The subject premises can be accessed from both the Arcade and the High Street, it comprises an open ground floor sales space which is currently configured as a post office and benefits from extensive basement storage space.

The property benefits from three phase electricity, air conditioning and has been granted planning for off-licence.

The Royal Arcade provides a mixture of independent retailers and other major names trading close by include McDonalds, Subway, Primark and the O2 Academy.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor - Sales Area	1,313	121.95
Basement - Storage Rooms	1,245	115.63
<b>Total Internal Area</b>	<b>2,558</b>	<b>237.64</b>

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## TERMS

The premises are held on the residue of an effective full repairing and insuring lease (via service charge) granted for a term of 10 years from 22 August 2018 at a passing rent of £29,500 per annum, exclusive expiring on 2028.

Please note VAT is payable on the rents.

3 months rent free incentive available (subject to terms)

## SERVICE CHARGE

The building operates a service charge budget and the current amount payable by the subject premises is £125 per quarter plus VAT.

## RATES

Rateable Value £29,000

Source <https://www.gov.uk/find-business-rates>

Calculator: <https://www.gov.uk/calculate-your-business-rates>

\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to local authority in the first instance for confirmation.

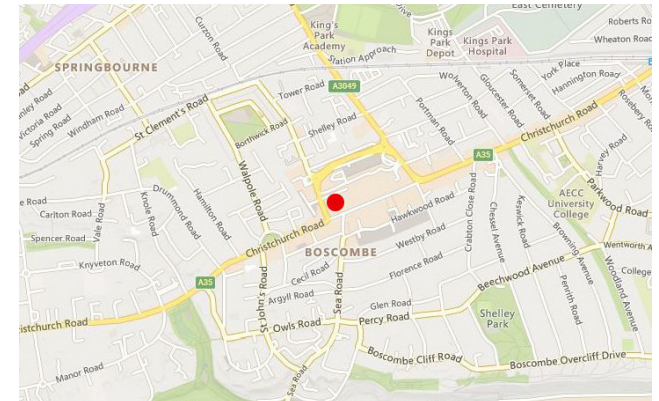
## EPC

Asset Rating

B 39

## CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

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