

Samuel James Jewellers

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TO LET

Retail Unit

186.32 sq.ft

(17.31 sq.m)

Unit 5, Richmond Gardens, Bournemouth, Dorset, BH1 1EN

- Immediate proximity to Bournemouth Town Centre and Student Core
- High footfall
- Adjacent to 990 space multi-storey car park

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Unit 5, Richmond Gardens, Bournemouth, Dorset, BH1 1EN

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.

Energy Performance

B. Further information available upon request.

Planning

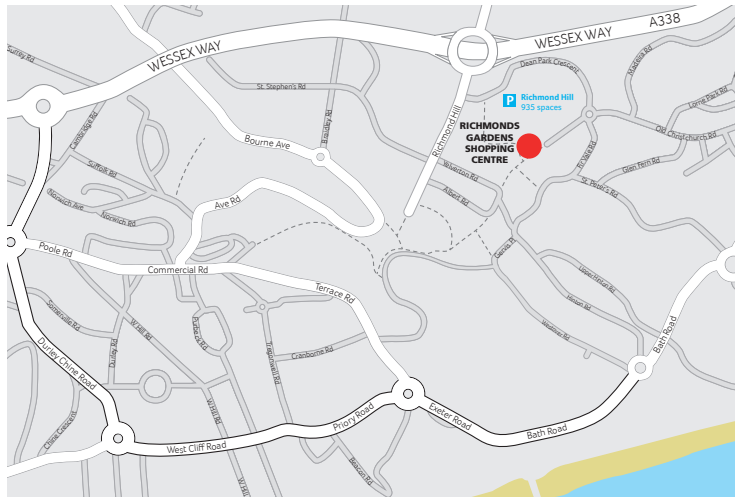
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

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

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.



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33962 JUNE 2024

Viewing

Strictly via prior appointment with the appointed agent:



bhcommercial@ellis-partners.co.uk

Owned and Managed by



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