

# Prime shop to let.

Bournemouth, 60 Commercial Road.

BH2 5LR.



100% prime location within the best retail block.

Strong fashion adjacencies.

Popular tourist coastal town.

## Contact.

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### Archie Morriss

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### Green & Partners

020 7659 4848

## Location.

The premises are situated in the middle of the 100% prime pitch on the south side of Commercial Road. Nearby retailers include **Zara, H&M, JD Sports, River Island, Superdrug, Holland & Barrett, Sports Direct, Primark, Samsung, Schuh, Skechers** and **Flying Tiger**.

## Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	5.56 m	18 ft 3 in
Net Frontage	5.12 m	16 ft 9 in
Ground Floor	148.36 sq m	1,594 sq ft
First Floor	64.01 sq m	689 sq ft
Second Floor	42.73 sq m	460 sq ft

## Rent.

Rental offers in excess of £70,000 pax.

## Business Rates.

**UBR (2021/22)** 51.2p

**Rateable Value** £65,500

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 01202 454833.

## Lease Terms.

A new FRI lease for a minimum term of 10 years, subject to 5 yearly upward only rent reviews.

## Energy Performance Certificate.

Band D. Report available on request.

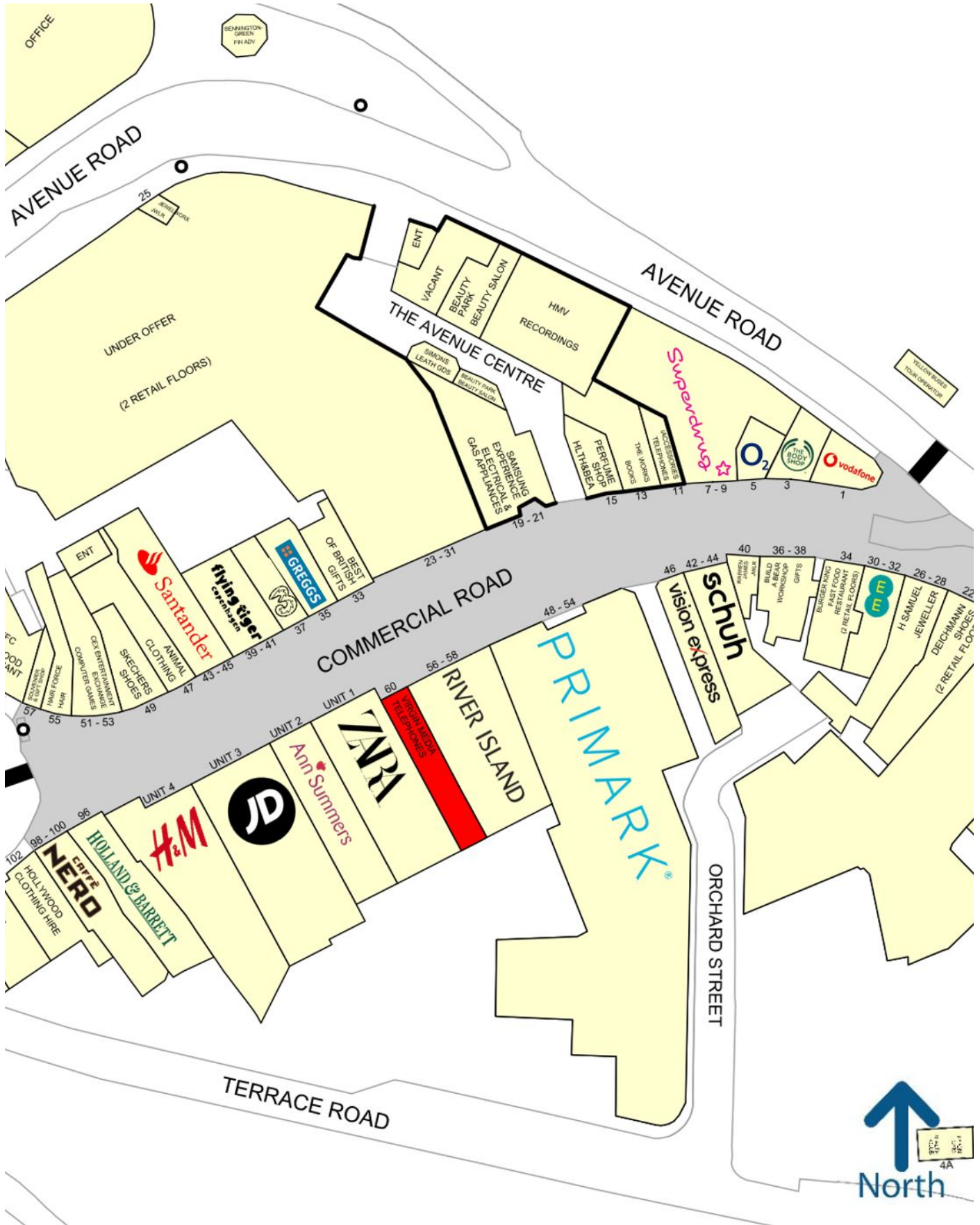
## Legal Costs.

Each party to be responsible for their own costs.

## Subject to Contract.

March 2021

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