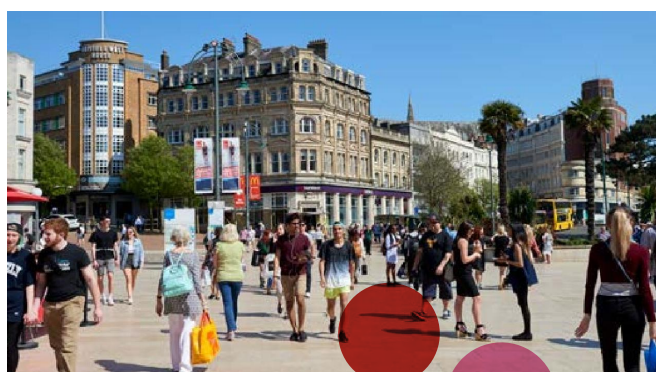


Prime shop to let.

Bournemouth, Unit 2, 56-76 Commercial Road.

BH2 5LR.



100% prime location within the best retail block.

Modern well configured shop.

Double height frontage.

Contact.

Callum Mortimer

callum.mortimer@gcw.co.uk
020 7647 4824

Archie Morriss

archie.morriss@gcw.co.uk
020 7647 4822

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**.

The premises comprise a large multiple windowed double-height retail unit arranged over the ground and second floors with direct lift and stair access and rear servicing.

Accommodation.

Net internal floor areas:-

Ground Floor	230.95 sq m	2,486 sq ft
Second Floor	89.18 sq m	960 sq ft

Rent.

Available upon application.

Business Rates.

Rateable Value £99,000

UBR (2020/21) 51.2p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 01202 454833.

Lease Terms.

The premises are available on a new 10 year full repairing and insuring lease, 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 & Vacant Possession.

May 2020

**Bournemouth, Unit 2, 56-76 Commercial Road.
BH2 5LR.**



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