

Prime shop to let.

Bournemouth, Unit 2, 56-76 Commercial Rd.

BH2 5LR.



Prime position, adjacent to Zara & JD Sports.

Busy coastal town.

Well-configured unit with double height frontage.

Contact.

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Green & Partners

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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.

The premises comprise the following approximate net internal 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 (2021/22) 51.2p

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.

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.

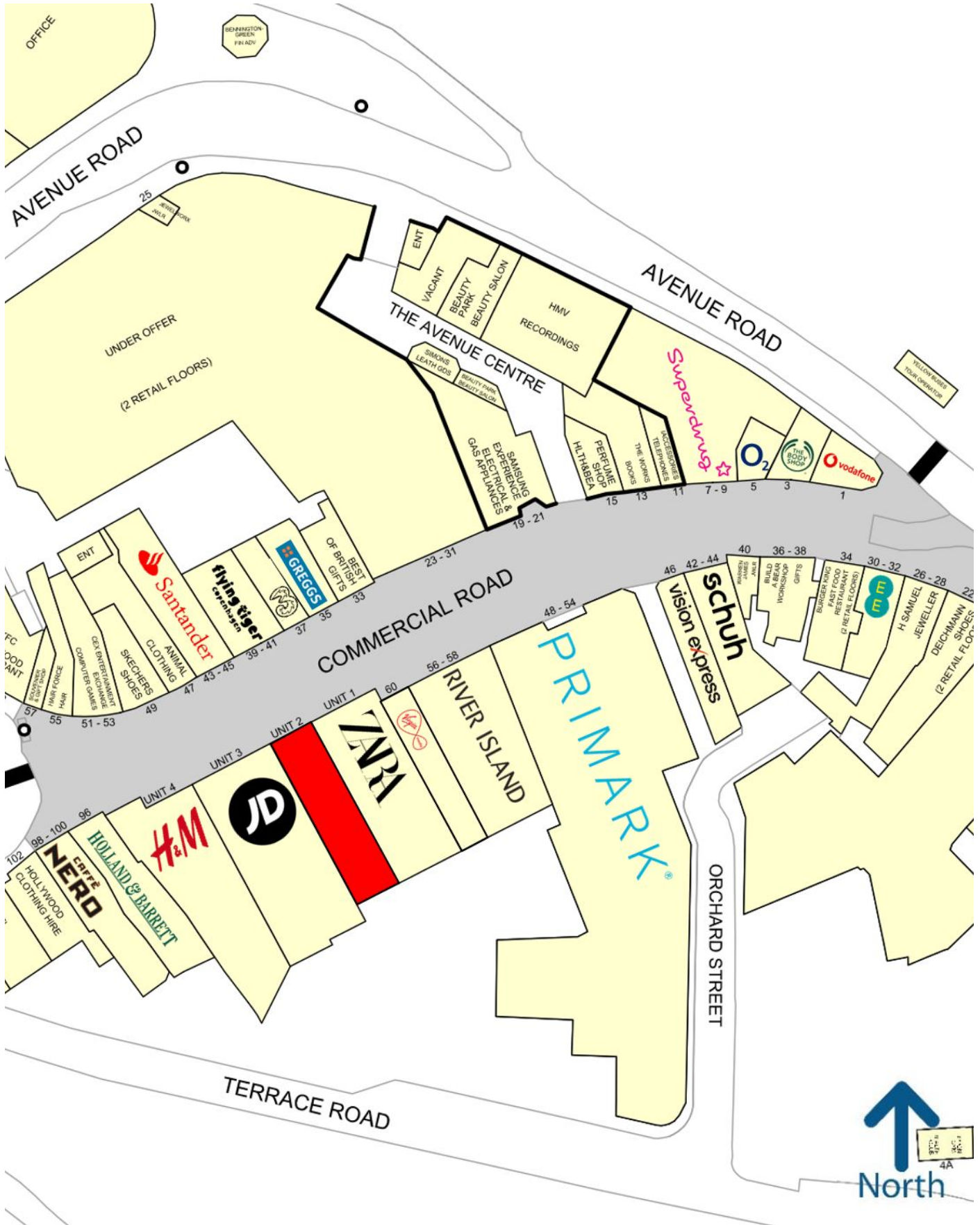
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

April 2021

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