BOURNEMOUTH

21 Old Christchurch Road

E Class Unit To Let



JACKSON CRISS

LOCATION

Bournemouth is a popular seaside holiday destination, it boasts two world class universities (18,000 students), and recently was awarded £21.7m for regeneration in the 2021 Budget.

The unit is situated in a prime position on Old Christchurch Road within close proximity to The Square and Commercial Road.

Nearby retailers include Tortilla, Lush, W H Smith, Pandora, McDonalds and is a few minutes walk from the BH2 leisure complex (ASK, BrewDog, Five Guys, TGI Fridays, Odeon, Miller & Carter, Mr Mulligans, Pizza Express and Nando's), and the 230 space NCP car park.

ACCOMMODATION

Ground Floor:	675 sq ft	62.71 sq m
First Floor:	657 sq ft	61.04 sq m
Basement Sales:	472 sq ft	43.85 sq m
Basement Storage:	158 sq ft	14.68 sq m
Second Floor	550 sq ft	51.10 sq m
Third Floor:	367 sq ft	34.10 sq m

LEASE

A new fully repairing and insuring lease for a term to be agreed, subject to vacant possession.





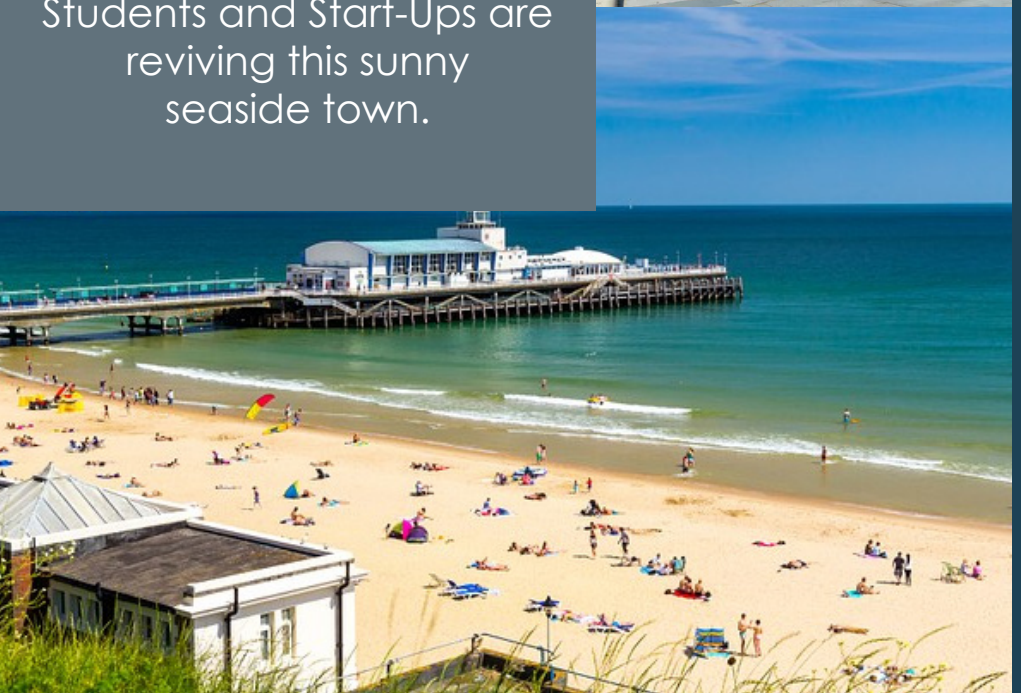






THE TIMES

Students and Start-Ups are reviving this sunny seaside town.



USE

Class E.

RENTAL

£55,000 pa.

RATEABLE VALUE

£72,500 (2017 assessment)

EPC

An EPC is available upon request.

CONTACT

For further information, or to arrange a viewing, please contact:

Adam Rawcliffe
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07968 474 988

SUBJECT TO CONTRACT

020 7637 7100

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Money Laundering Regulations
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



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