

Prime⁺ Retail

To Let

BOURNEMOUTH

30 Westover Road

Subject to Vacant Possession

Location

The property occupies a prime trading location on Westover Road adjacent to KFC and Wagamama. The unit is situated opposite the famous Bournemouth Pavilion Theatre as well as being nearby Bournemouth Beach. The premises are well situated amongst a vibrant mix of retailers and leisure operators including The Gym, Grosvenor Casino and Harry Ramsden's.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The premises are arranged over ground floor only comprising the following approximate net internal floor areas:-

Ground Floor	1,915 sq ft	177.9 sq m
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Rent

Upon application.

Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

The unit is also available for a short term pop-up opportunity

The property benefits from the new use class E and would be suitable for a variety of uses.



Rates

We have been verbally advised that the property is assessed as follows:

Rateable Value	£33,250
UBR (2021/2022)	0.512
Rates Payable	£17,024

Interested parties are advised to make their own enquiries with the local authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property has an EPC rating of E (108).

Viewing

All viewings are strictly by prior appointment.

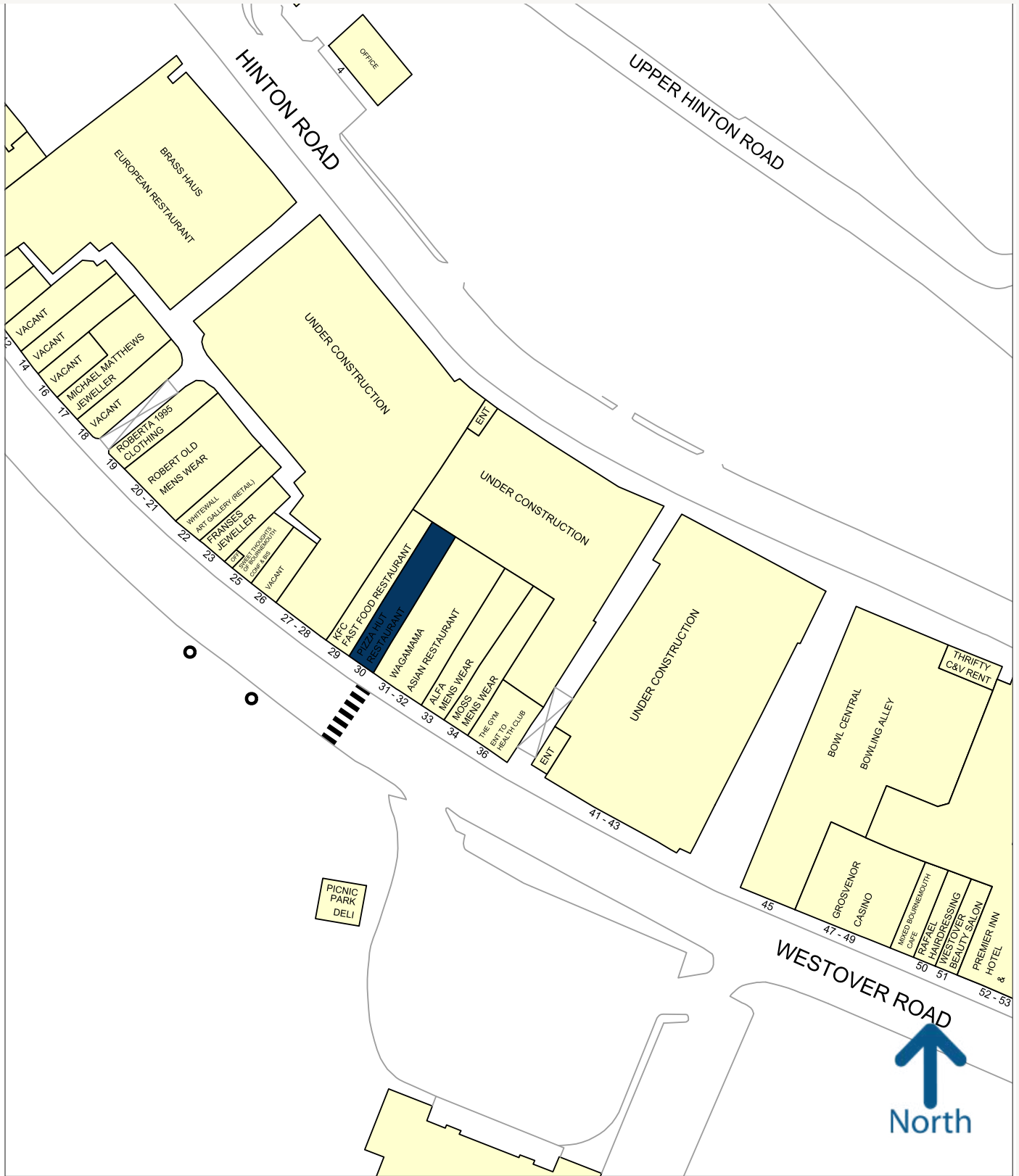
For further information or arrangements to inspect please contact:

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Prime⁺
Retail

primeretailproperty.com

For more information contact:
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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.