

TO LET

LSU2 (UNIT B)

11,205 sq.ft

(1,041 sq.m)

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Commercial space to let
Unit B Richmond Gardens

Suitable for Class E Usage

All Energy Grades

Admin Office: 01202 300000
Sales Office: 01202 300000
01202 300000

City Office: 01202 300000
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POTENTIAL TO DELIVER 14,111 SQ.FT

M RICHMOND GARDENS

83 - 91 Christchurch Road
Bournemouth
Dorset, BH1 1EN

Occupiers Include



RICHMOND GARDENS

LSU2 (UNIT B)

Areas (approx. NIA)	Sq.ft	Sq.m
Unit B	11,205	1,041
Unit B (Back-up Area)	2,906	270
TOTAL	14,111	1,311

Description

- Floor to ceiling height c. 3.5m
- Adjacent to 990 space multi-storey car park
- Immediate proximity to Bournemouth Town Centre and Student Core

Rent

POA

Rateable Value

Rateable value £123,000. Rates Payable TBC. Interested parties are advised to make their own enquiries with the local authority.

Service Charge & Insurance

This unit participates in a service charge £24,816 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

EPC

Rating: A15. Further information available upon request.

Planning

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

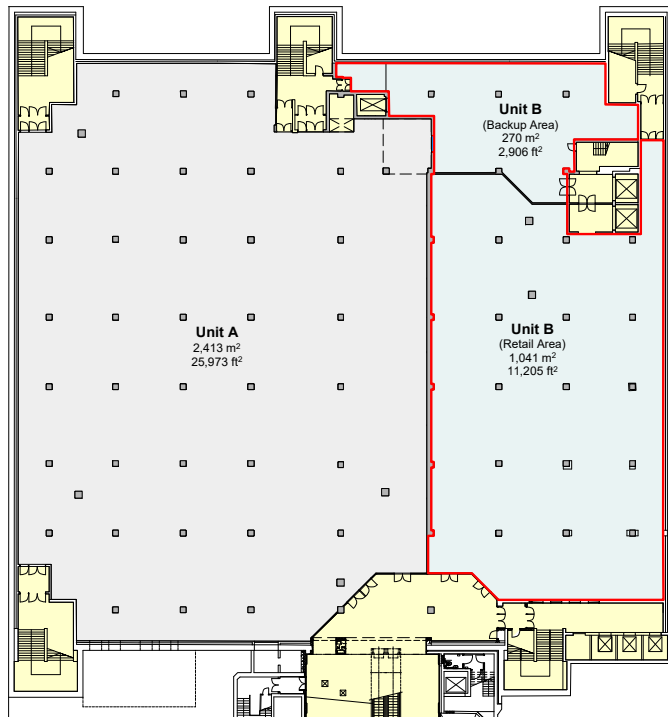
Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

Location - BH1 1EN

Bournemouth is an attractive coastal town with a strong commercial, tourism and leisure sector with excellent road and rail communications. The premises are situated in a prominent position close to several university buildings together with retail and other uses such as Gala Bingo, restaurants, estate agents etc.



SHEET ANCHOR EVOLVE

part of M^{Core}



Adam Davies

07792 701 593
020 7228 6508
adavies@saevolve.com

Viewing

Strictly via prior appointment with the appointed agents:



Cited
PROPERTY

Rory Gittins

07721 127 212
rory@cited.co.uk



Edd Watts

07968 299408
edd.watts@goadsby.com

Leisure Opportunity

Established Leisure destination with Skate Park, VR Centre and Fitness Studio already open and a 24-hour 30,000 sq ft national gym operator opening soon.

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