

UNIT B
RICHMOND GARDENS
SHOPPING CENTRE

TO LET

SUBSTANTIAL RETAIL PREMISES IN BOURNEMOUTH
TOWN CENTRE ADJACENT TO JD GYMS

12,374 SQ FT // 1,150 SQ M

UNIT B, RICHMOND GARDENS SHOPPING CENTRE, BOURNEMOUTH, DORSET, BH1 1EN



RICHMOND GARDENS

SHOPPING CENTRE



- FORMER LIDL SUPERSTORE
- VARIETY OF USES TO BE CONSIDERED (S.T.P.P.)
- JD GYMS OCCUPY THE ADJACENT UNIT
- THE SHOPPING CENTRE FORMS PART OF A 990 SPACE MULTI-STOREY CAR PARK
- BOURNEMOUTH TOWN CENTRE LOCATION

Quoting Rent: £105,000 per annum exclusive



The premises occupies a position within **Richmond Gardens Shopping Centre** which also forms part of a 990 space multi-storey car park. The shopping centre provides direct access onto the prime location of Old Christchurch Road in the heart of Bournemouth's core shopping district. Major names trading on Old Christchurch Road include **CAFFE NERO, CARD FACTORY, FATFACE, TONI & GUY, GREGGS and CLAIRE'S ACCESSORIES**. A number of the major high street banks are also located on Old Christchurch Road.

Additional leisure operators within the shopping centre include a skate park and a VR Centre.



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DESCRIPTION

The premises provides for a large sale area with rear store/loading facilities to the rear. Staff facilities are currently positioned to the front of the unit which include 2 cloakrooms.

ACCOMMODATION

| | sq m | sq ft |
|-----------------------------|--------------|---------------|
| Net internal area | 1,150 | 12,374 |
| 2 WCs with wash hand basins | - | - |

RENT

£105,000 per annum exclusive of VAT and all other outgoings.

Service Charge/Insurance

The tenant(s) will be liable, via a service charge, to contribute a due proportion of those costs incurred by the landlords in maintaining/insuring the building of which the premises form part together with the communal areas/car park.

| | |
|----------------|----------------------|
| Service Charge | £24,816.05 per annum |
| Insurance | £6,481.75 per annum |

Note: The above figures are subject to VAT.

RATEABLE VALUE

£77,000 (from 1.4.23)

Rates payable at 52.2p in the £ (year commencing 1st April 2024)

LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

VAT

VAT is applicable.

EPC RATING

A - 15



VIEWINGS

Strictly by prior appointment through the joint agents, Goadsby & Ellis & Partners, through whom all negotiations must be conducted.



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