

TO LET

Town Centre Shop Premises with
Linkage to The Premier Inn

**Unit 2 45-54 Westover
Road, Westover Road,
Bournemouth, Dorset,
BH1 2BZ**

Key Features

- NIA 650 sq ft (60.4 sq m)
- Ground floor/ Base Sale area
- Adjoining Premier Inn
- Located opposite The Pavilion Theatre
- Large car park opposite
- 100% Small Business Rates Relief
(subject to eligibility)



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

Location

The premises occupy an excellent trading position, fronting one of Bournemouth's premier shopping thoroughfares of Westover Road, below the Premier Inn and opposite the Pavilion Theatre.

Westover Road features the Grosvenor Casino together with branches of Cote Brasserie, The Stable, Wagamama, Pizza Hut & KFC. Numerous quality retailers are represented along Westover Road including Richmond Classics Whitewall Galleries, Frances Jewellers and Moss Bros.

Description

An attractive and well presented single fronted shop with additional retail and ancillary space at basement level. The premises have a secondary entrance leading off the foyer of the Premier Inn and shared use of the WC's located within the Premier Inn.

Metered on street car parking is available along Westover Road and a large pay and display car park adjoins the Pavilion closeby.



What3words: **curving.congratulations.cape**

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor Sales Area	304	28.24
Basement Sales Area	265	24.62
Basement Ancillary	81	7.52
Total Net Internal Area	650	60.38

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Terms

Available by way of a new effectively full repairing and insuring (via service charge) lease term and rent review pattern by arrangement at a commencing rent of £15,000 per annum, exclusive of rates, VAT and all other outgoings.

It is understood the rent will attract VAT

Service Charge

The premises form part of a larger building and the tenant will be liable for service charge in respect of the repair, maintenance and management etc of same. An additional amount will be levied in respect of the tenant's contribution towards the landlord's costs of maintaining buildings insurance cover over the building.

Planning

All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

D (93)

Rateable Value

Rating 2025/26 – £11,250 2026/27 – £13,750

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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