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TO LET

Retail Unit

186.32 sq.ft

(17.31sq.m)

Unit 5, Richmond Gardens, Bournemouth, Dorset, BH1 1EN

- Immediate proximity to Bournemouth Town Centre and Student Core
- High footfall
- Adjacent to 990 space multi-storey car park

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## Unit 5, Richmond Gardens, Bournemouth, Dorset, BH1 1EN

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	186.32	17.31
<b>TOTAL</b>	<b>186.32</b>	<b>17.31</b>

### Description

The Richmond Gardens Shopping Centre fronts the busy pedestrianised section of Old Christchurch Road leading to The Square. Extensively refurbished, the centre is anchored by a 34,000 sq.ft. Wilkinson Store, Lidl Supermarket, and a number of quality independent retailers. Bournemouth's principal car park (930 spaces) is situated above the scheme and this creates a very high footfall.

### Rent

£10,000 pa exclusive of rates, VAT and service charge.

### Rateable Value

Rateable value £11,250. Rates Payable TBC. Interested parties are advised to make their own enquiries with the local authority.

### Services

Mains electricity, water and drainage are connected to the property.



### Service Charge & Insurance

This unit participates in a service charge £400 approximately per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

B. Further information available upon request.

### Planning

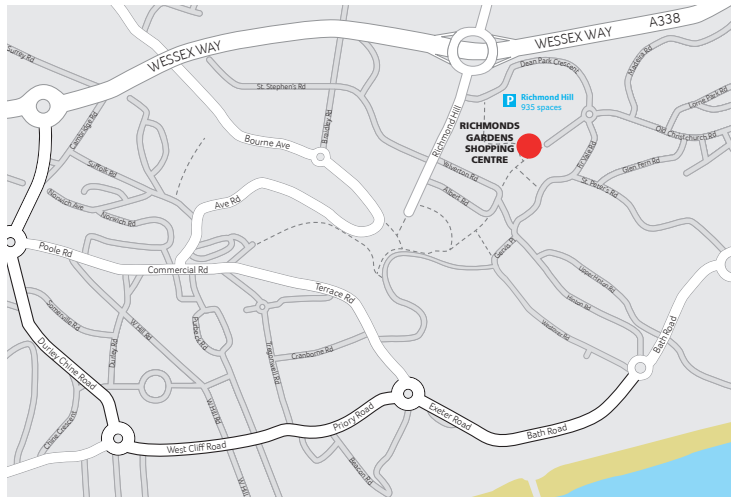
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### Legal Costs

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

### Location - BH1 1EN

Bournemouth is an attractive coastal town with a strong commercial, tourism and leisure sector with excellent road and rail communications. The towns' catchment of approximately 2.4 million and a growing student population with in excess of 18,000 students at the University. 600+ student beds to be built immediately next door within the next 18 months 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.



### Viewing

Strictly via prior appointment with the appointed agent:

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[www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)

**01202 551821**

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