

Bournemouth - 798 Christchurch Road, Boscombe BH7 6DD
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



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Retail Shop to Rent



Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Located on Christchurch Road, one of the main arterial routes connecting Bournemouth town centre to Boscombe and Southbourne
- The surrounding area is predominantly residential, ensuring a steady customer base

Property Description:

Comprises mid-terrace ground floor shop, providing the following accommodation and dimensions:

Ground Floor: 23 sq m (248 sq ft)

Open plan retail, storage, wc



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £138.46 + VAT per week (PCM: £600 + VAT)

Deposit: £1,800 (3 Months)

Rateable Value:

Rateable Value - £4,600 p.a.

Rates Payable - £0*

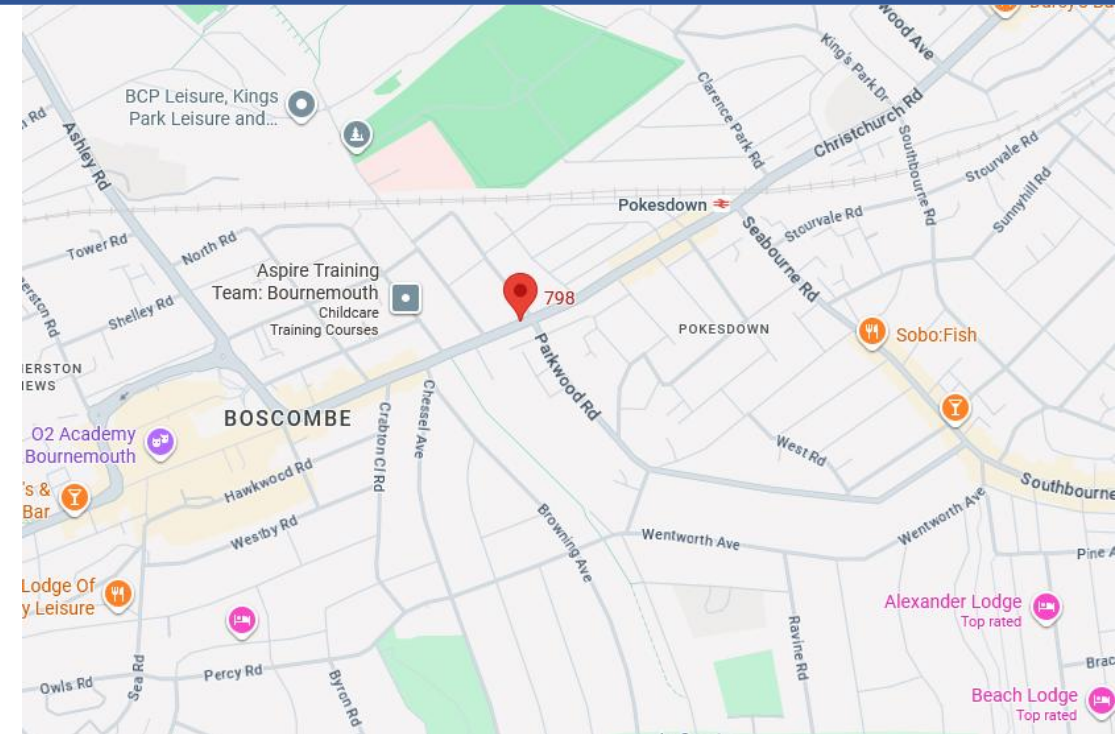
*Note - Small business rates relief available (subject to terms)

EPC:

Certificate and further details available on request.

Location:

The property is prominently located on Christchurch Road, one of the main arterial routes connecting Bournemouth town centre to Boscombe and Southbourne. The area benefits from consistent pedestrian and vehicular traffic, making it ideal for retail and service operators. Boscombe is a vibrant and diverse commercial district, home to a mix of independent retailers, national operators, cafés, and convenience stores. The location is within close proximity to Boscombe High Street and the popular Boscombe Pier, attracting both local residents and tourists. Excellent transport links are available, with frequent bus services running along Christchurch Road and Bournemouth train station located a short distance away, providing direct connections to London and surrounding areas. The surrounding area is predominantly residential, ensuring a steady customer base, while ongoing regeneration in Boscombe continues to enhance the appeal and demand for commercial premises in the vicinity.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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