

# BOURNEMOUTH - 3 THE SQUARE



E Class Unit To Let  
Prime Corner Location  
Full Planning & licensing in place for F&B purposes



## LOCATION

Bournemouth is a popular seaside holiday destination, it boasts two world class universities (18,000 students), and has recently been awarded £21.7m for regeneration in the 2021 Budget.

The unit is situated in a prime and highly visible trading location (fronting a 230 space NCP car park) between Commercial Road and Old Christchurch Road. Richmond Hill itself has recently seen significant public realm improvements.

Retailers in close proximity include Tesco Metro, Starbucks, Pret, Boots and Primark and is a few minutes walk from the BH2 leisure complex and opposite Bobby's department store (comprising Beauty Hall, art gallery, local artisans, Franco Manca and The Botanist *coming soon*).

## FLOOR AREAS

Ground Floor	7,895 sq ft	733.47 sq m
Ground Floor Stock	1,600 sq ft	148.65 sq m
First Floor Stock / Staff	1,546 sq ft	143.63 sq m

## RENT

£210,000 pa.

## TERMS

Available by way of assignment of a 25 year lease from 25th December 2022.

There is the possibility also of a new lease on terms to be agreed.

## RATEABLE VALUE

April 2023 assessment to be confirmed.

## EPC

Available upon request.



## VIEWING

For further information, please contact:

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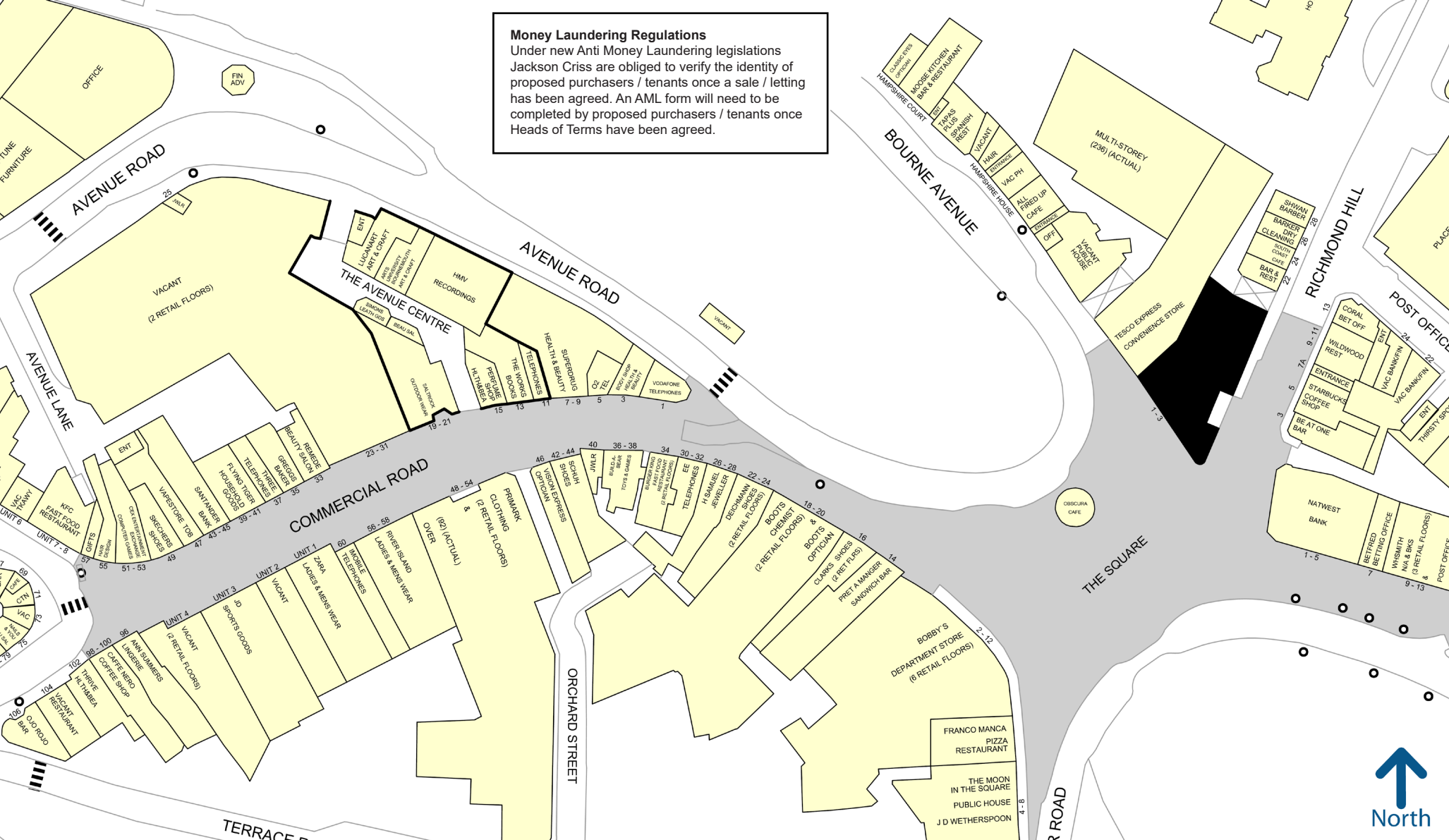
# THE TIMES

Students and Start-Ups  
are reviving this sunny  
seaside town.



### Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



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