

To Let
Ground Floor Office/ Retail Premises
1 Madeira Road, Bournemouth BH1 1AQ



LOCATION:

This very prominent ground floor unit sits adjacent to a roundabout and next door to a Co-op convenience store with parking close by.

The unit is located some 0.5m north of Bournemouth town centre. with a significant student and office populace in the environs.

The unit is most accessible by road, linking directly onto the A338: connecting the town with the immediate vicinity.

ACCOMMODATION:

The floor area is approx. **1959 sqft** NIA.

The unit could also be divided into two shops/offices; each of approx. 900 sqft:

LEASE:

The property is available on a New Lease.

RENT:

Rental offers invited – guiding £28,000 pa

USE:

Retail, Office or Training uses

RATES & SERVICE CHARGE

The Service Charge is £800 pa and the Rateable Value is currently £17,250pa.

EPC

Available upon request.

VIEWING:

Strictly via sole agents:
Ashley Miller

Ashley@marchmont.co.uk
020 7409 5473

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