

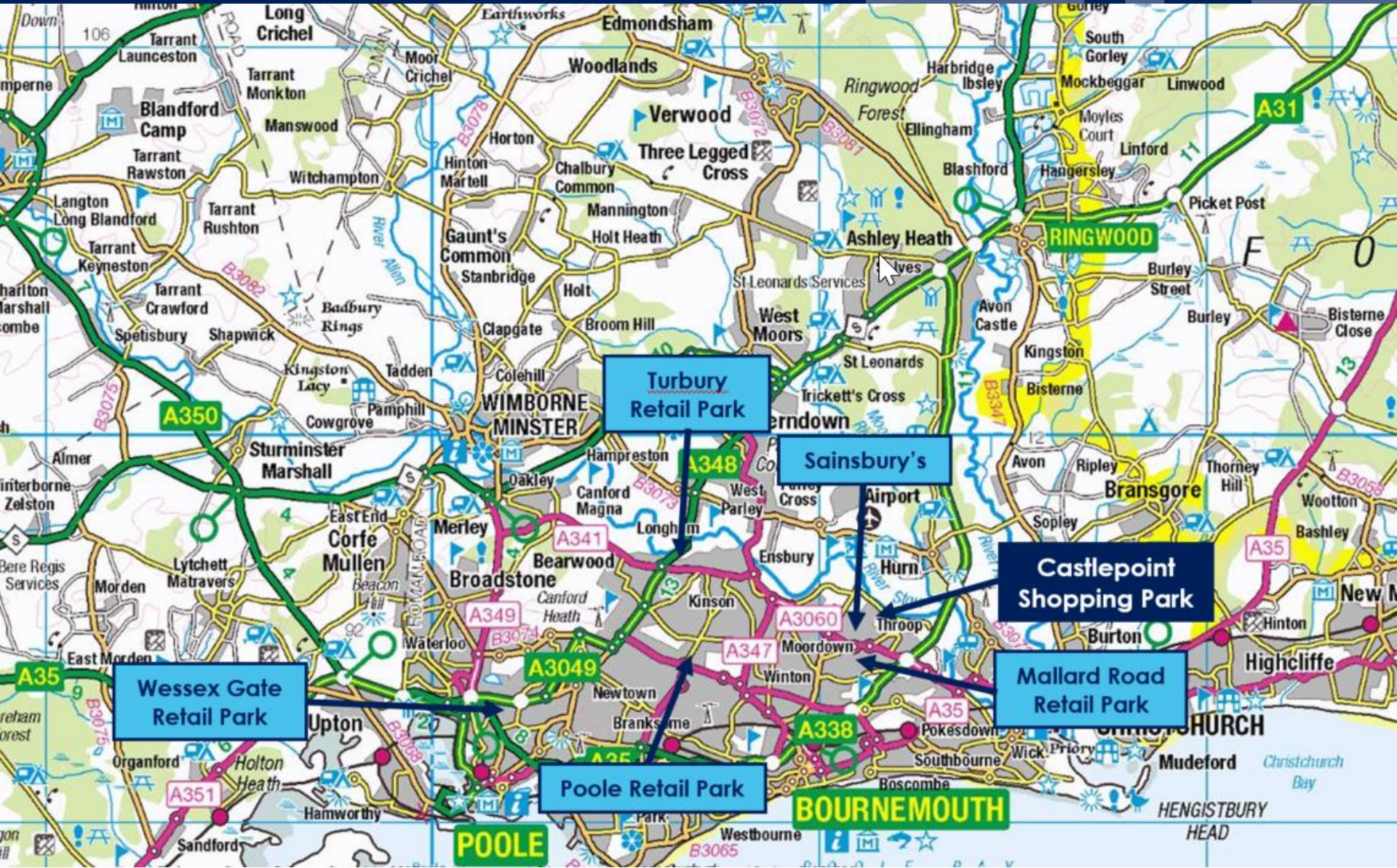
**AVISON
YOUNG**

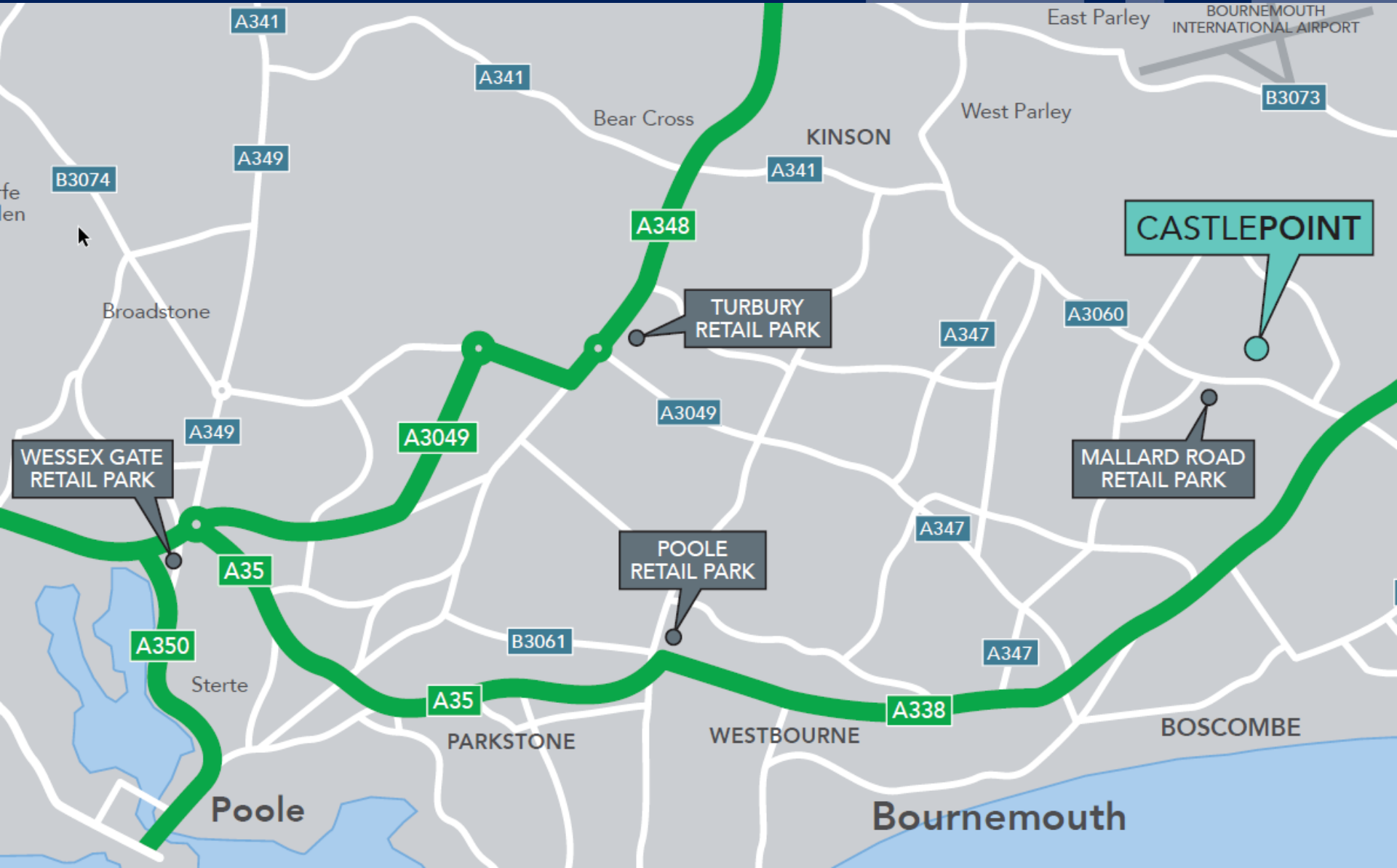
Bournemouth BH8 9UT
Unit 2, Castlepoint Shopping Park

**Carphone
Warehouse**



- ❑ 2,508 sq ft retail warehouse unit
- ❑ Available by way of assignment or subletting







Available
2,508 sq ft

Location

Located on Castle Lane West, just off the main A338 Wessex Way road into Bournemouth town centre.

Description

Castlepoint Shopping Park is one of the UK's largest shopping parks anchored by 2 foodstores, Sainsbury's and Asda, with other key anchors including B&Q, Next, M&S, River Island and H&M.

Size/Availability

2,508 sq ft ground floor GIA. Available by way of an assignment or a sublease on flexible terms.

Lease Terms

An FRI lease expiring on 24 December 2023. The current rent passing is £75,000 per annum. There is a tenant break option on 25 December 2021.

Condition

Carphone Warehouse will remove their signage and loose fixtures and fittings. The existing M&E, flooring, ceiling grids, etc will be left in situ.

Planning Consent

Open A1 non food.

Rates Payable

£36,540 per annum. NB: No rates are payable until 1 April 2021.

Service Charge

£6,060 per annum.

Inspections/Further Enquiries

All inspections/further enquiries are to be arranged through Avison Young.

Contact**James Potter**

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