

# RETAIL UNIT TO LET

22 High Street, Christchurch, BH23 1AY – ASKING RENT £35,000 pa (excl)



## Description:

The property was built in the 1950's and was formally a Barclays Bank. The former banking hall which fronts onto the High Street has generous 4.5 meter floor to ceiling heights, and a frontage of 7.3m. There is a rear service yard to the back of the property providing access via a new to be installed rear door. In addition, a new floor to ceiling plate glass window as depicted in the marketing photo can be installed into the front elevation making the unit ideal for a range of retail or food and beverage users.

## Areas:

Total Retail: 157 sqm (1679.9 sq ft)

**GROUND FLOOR AREA: 157 sqm (1679.9 sq ft)**

NB. Information provided by the Vendor, not inspected by Briarswood Property.

## Term:

The unit is being offered by way of a new full repairing and insuring lease for a term to be agreed.

**Asking rent of £35,000 pa** (exclusive of Business Rates, VAT, Insurance and Service Charge).

## VAT:

The property is not elected for VAT.



NB. The plan is for identification only. © Crown Copyright OS 0100055500

## Business Rates:

To confirm the Business Rates payable enquires should be made direct with the Local Authority.

## Planning Use:

The property currently has Class E use. A certificate of lawful use has been applied for, for use as Class E(b & a) Restaurant & Retail.

<https://planning.christchurchandeastdorset.gov.uk/landisp.aspx?recno=116887>

## Occupation:

The unit is available for immediate occupation.

## Location:

An excellent opportunity to lease a prominent former banking hall in a prime location in the historic town of Christchurch. The property is located on the East side of the main High Street, adjacent to the highly regarded Saxon Square Shopping Center and opposite Marks & Spencer and one of Christchurch's main public car parks.

Christchurch is a historic market town in Dorset, 9 miles to the East of Bournemouth. It has a population of c.47,000.

## EPC:

EPC available on request.

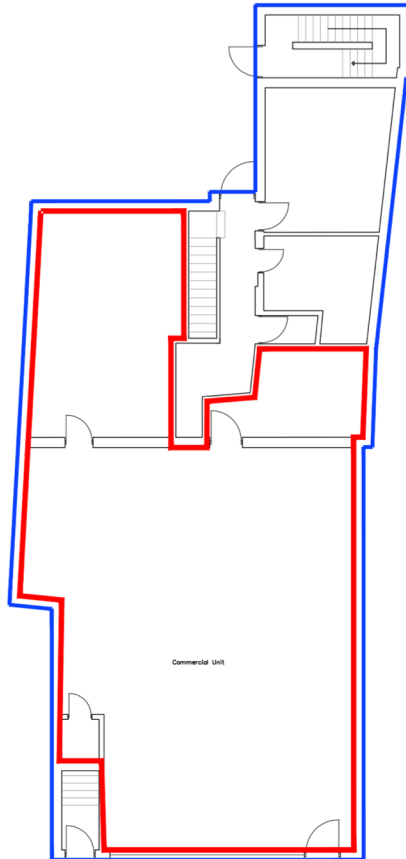
## Briarswood Property LTD

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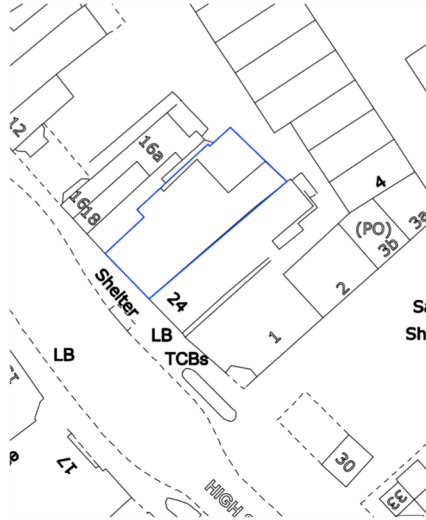
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Lease Plan  
Scale 1:100 @ A3



Block Plan  
Scale 1:500 @ A3

## Viewing & Further Information:

Inspections strictly by appointment only,  
please contact sole agents:

## Briarswood Property

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