

potential to deliver  
**14,111 sq.ft.**

**RICHMOND GARDENS**  
SHOPPING AND LEISURE

**CORNISH BAKEHOUSE**  
PASTRIES

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AWARDED WINNING CORNISH PASTRIES

**TO LET** 11,205 sq.ft (1,041 sq.m)

LSU2, Richmond Gardens Shopping Centre, Bournemouth, Dorset, BH1 1EN

#### Areas (Approx. Gross Internal)

Unit B	11,205 sq.ft	(1,041 sq.m)
Unit B (Back-up Area)	2,906 sq.ft	(270 sq.m)
<b>Total</b>	<b>14,111 sq.ft</b>	<b>(1,311 sq.m)</b>

#### Description

- Floor to Ceiling Height c. 3.5m.
- Adjacent to 990 space multi-storey car park.
- Immediate proximity to Bournemouth Town Centre and Student Core.
- 600+ student beds to be built immediately next door within the next 18 months.

#### Rent

POA

#### Service Charge:

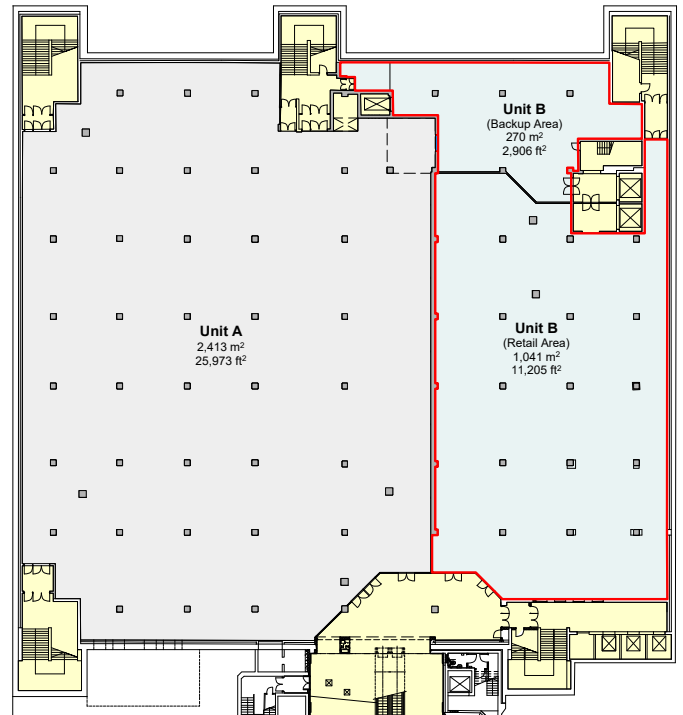
This unit participates in a service charge of £24,816 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant

#### Rateable Value:

Rateable value of £123,000. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

#### Access Details:

EPC Rating of A15. Further information available upon request.



#### Leisure Opportunity

Established Leisure destination with Skate Park, VR Centre and Fitness Studio already open and a 24-hour 30,000 sq ft national gym operator opening soon.

**LCP**

[www.lcpproperties.co.uk](http://www.lcpproperties.co.uk)

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