

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:

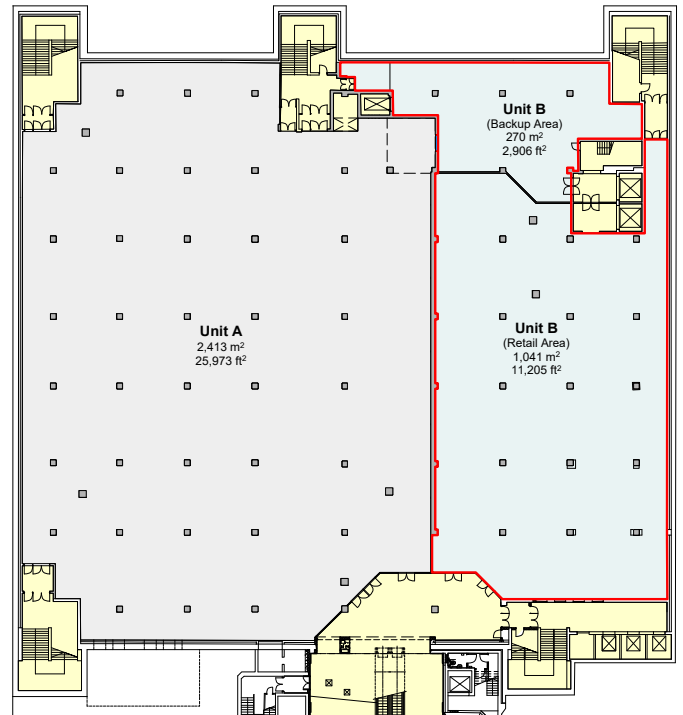
This unit participates in a service charge of £24,816 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant

## 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.

Owned and Managed by

**EVOLVE.**  
part of IM Core

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