



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**266 SANDBANKS ROAD
LILLIPUT POOLE BH14 8HA**



**Prominent Corner Lock Up
Shop/Office
TO LET**

- A1 Retail or A2 Office Use
- Total floor area: 716 sq.ft. (66.5 sq.m.)
- Sought after location

Arrange a viewing today

01202 551821

**Available on a new
lease at
OIRO £20,000 to
£25,000 p.a.**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Situated at the junction of Sandbanks Road and Salterns Way the property is one of a well established local parade in the prestige location.

Nearby occupiers include Tesco Express, Mark Bennett Bakery, Lloyds Property Group, Koh Thai and others. The unit has a return frontage to Salterns Way which provides access to Salterns Marina where a major redevelopment of 65 flats and a 75 bed boutique hotel is scheduled. (www.portitado property.com)

The unit is configured currently as office space but would be equally suitable for retail or other uses.

ACCOMMODATION

Shop/Office Width: 18'03" (4.67m)

Depth: 29'00" (8.85m)

Rear Office Width: 8'00" (2.46m)

Depth: 14'04" (4.38m)

Total area: 716 sq.ft. (66.5 sq.m.)

Cloakroom/WC

Kitchenette with fitted cupboards, sink and drainer, free standing fridge, tiled splashback.

EPC RATING– Awaited

RATEABLE VALUE - £16,250

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

The property is available on a new FRI lease of 9 years with 3 yearly rent reviews and rental offers are invited in the range £20,000 to £25,000 p.a.

PLANNING

Class A1 retail use

Class A2 Office use

Other uses considered

LEGAL FEES

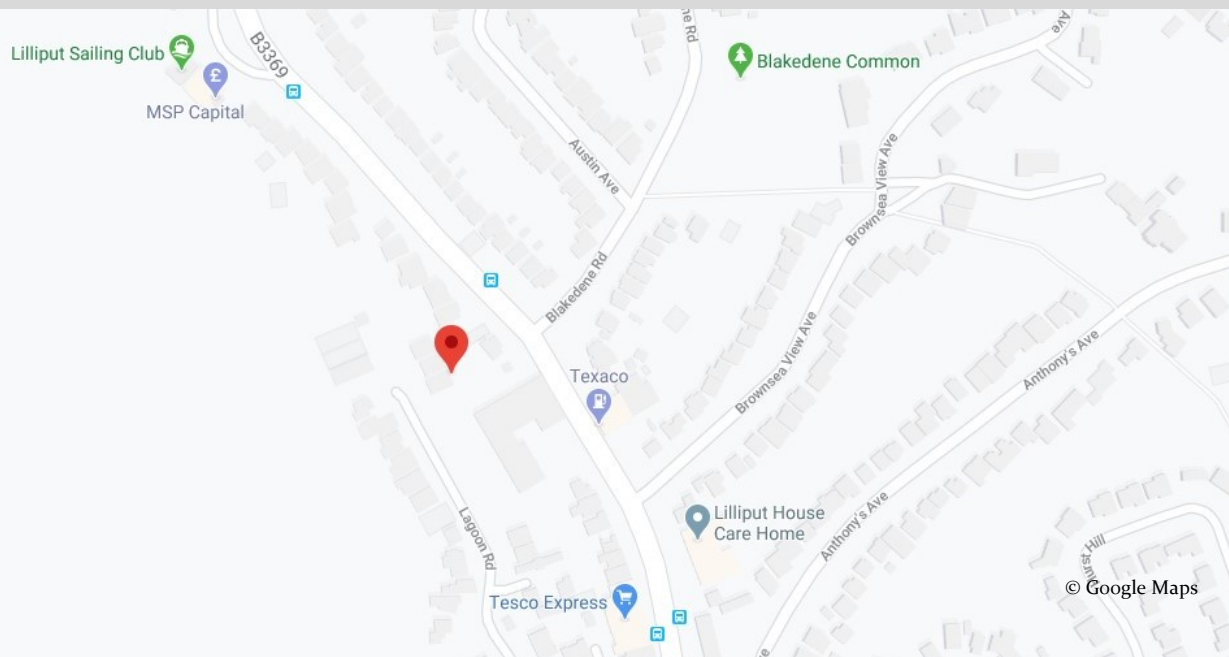
The incoming tenant will be responsible for their own legal fees.

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.