



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

# FORMER BANK VAULT TO LET

- **Former Bank vault / strong room and storage area**
  - **New lease**
- **Vault Area: 127.23 sq.ft. (11.83 sq.m.)**  
**Storage Area: 110 sq.ft. (10.23 sq.m.)**
- **Other uses such as data centre and recording studio considered**

**243 ASHLEY ROAD  
PARKSTONE POOLE BH14 9DS**

**Vaulted area  
£8,000 p.a.**

**Arrange a viewing today**

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

The premises are located on the main Ashley Road forming part of its shopping thoroughfare which includes multiple traders such as Superdrug, Coral, Iceland and Boots.

Former HSBC bank vault with rear access. The vault is capable of holding up to 350 boxes with up to an additional 200 box in storage.

If you are looking to use the building for the storage of paper files, it is estimated that this facility can hold approximately 546 standard A4 banker boxes. If stored with a professional storage company, without the element of strong room storage, this would cost approximately £3.50 per box per month, totaling £22,932 per annum. The rent of this building would offer a great saving on that, and upgraded level of security

## ACCOMMODATION

Vault area:	5.50m x 2.15m	(18'0" x 7'7")
	127.23 sq.ft.	(11.83 sq.m.)
Storage area:	3.10m x 3.30m	10'2" x 10'9"
	110 sq.ft.	(11.83 sq.m.)

## RATEABLE VALUE - £TBC

From 1<sup>st</sup> 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

Available on a new lease with terms to be negotiated at a rental of £8,000 p.a.

Ellis and Partners can prepare a new tenancy agreement for a term of up to three years at a cost of £350 plus VAT to the incoming tenant, or alternatively a tenancy agreement for a term of up to six years can be prepared in house at a cost of £550 plus VAT to the incoming tenant.

## PLANNING

Storage

Other uses considered

All applicants should rely upon their own enquiries.

## LEGAL FEES

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

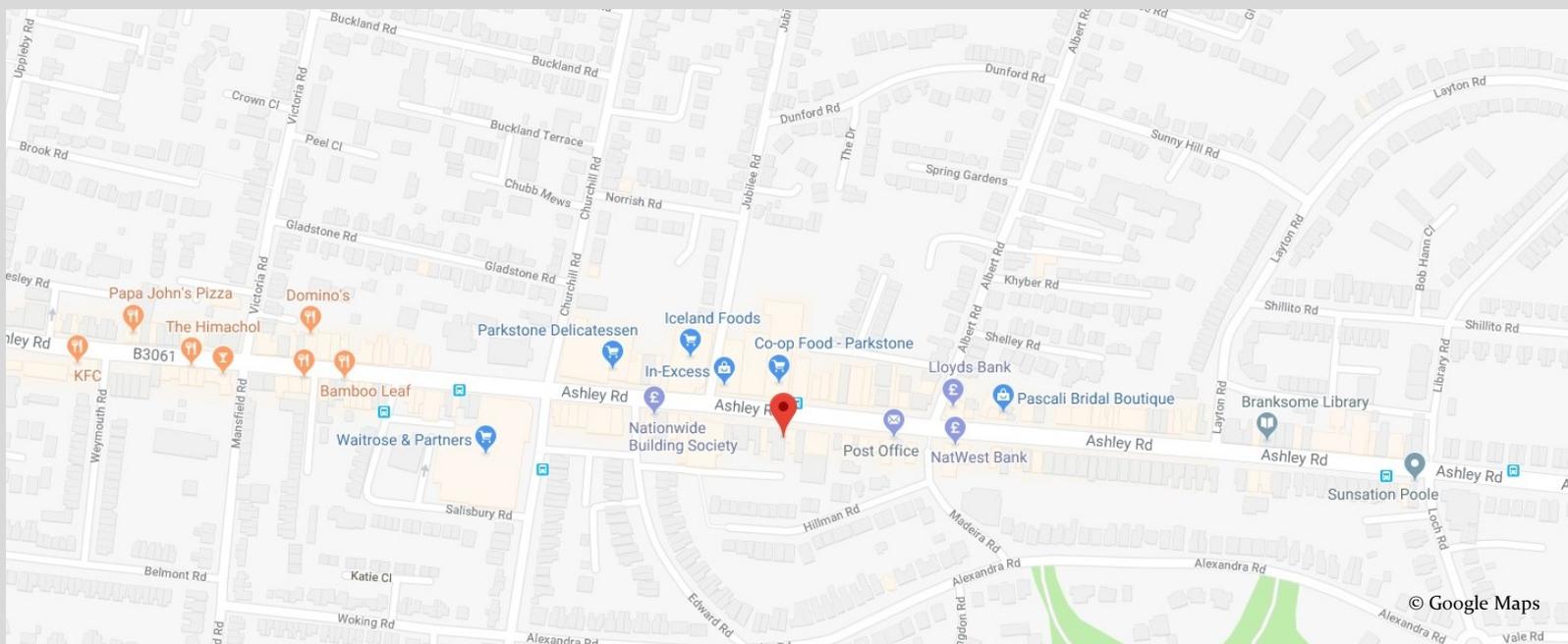
## EPC Rating TBC

## 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](http://www.ellis-partners.co.uk)**



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