



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**1442c WIMBORNE ROAD
KINSON DORSET BH10 7AS**



Lock Up Shop TO LET

- Large forecourt
- New lease
- Retail area: 404 sq.ft. (37.57 sq.m.)

Arrange a viewing today

01202 551821

**Available on a new
lease at
£9,500 p.a.**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The property is located in a parade of specialist shops and local traders which are in close proximity to the Lloyds Pharmacy, Best One, Tesco and Kinson Library.

The property comprises a double fronted lock-up shop, two office partitions to the left hand side of the property and two separate WC's at the rear of the unit.

The property has a rear service yard and one parking space situated behind the building.

ACCOMMODATION

Width - 10'05" (3.19m)
Depth - 39'06" (12.05m)

Total floor area: 404 sq.ft. (37.57 sq.m.)

EPC RATING C-71

RATEABLE VALUE - To be assessed

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

Available on a new lease with terms to be negotiated at a rental of £9,500 per annum.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £550.

PLANNING

Long established Class A1 retail use

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

LEGAL FEES

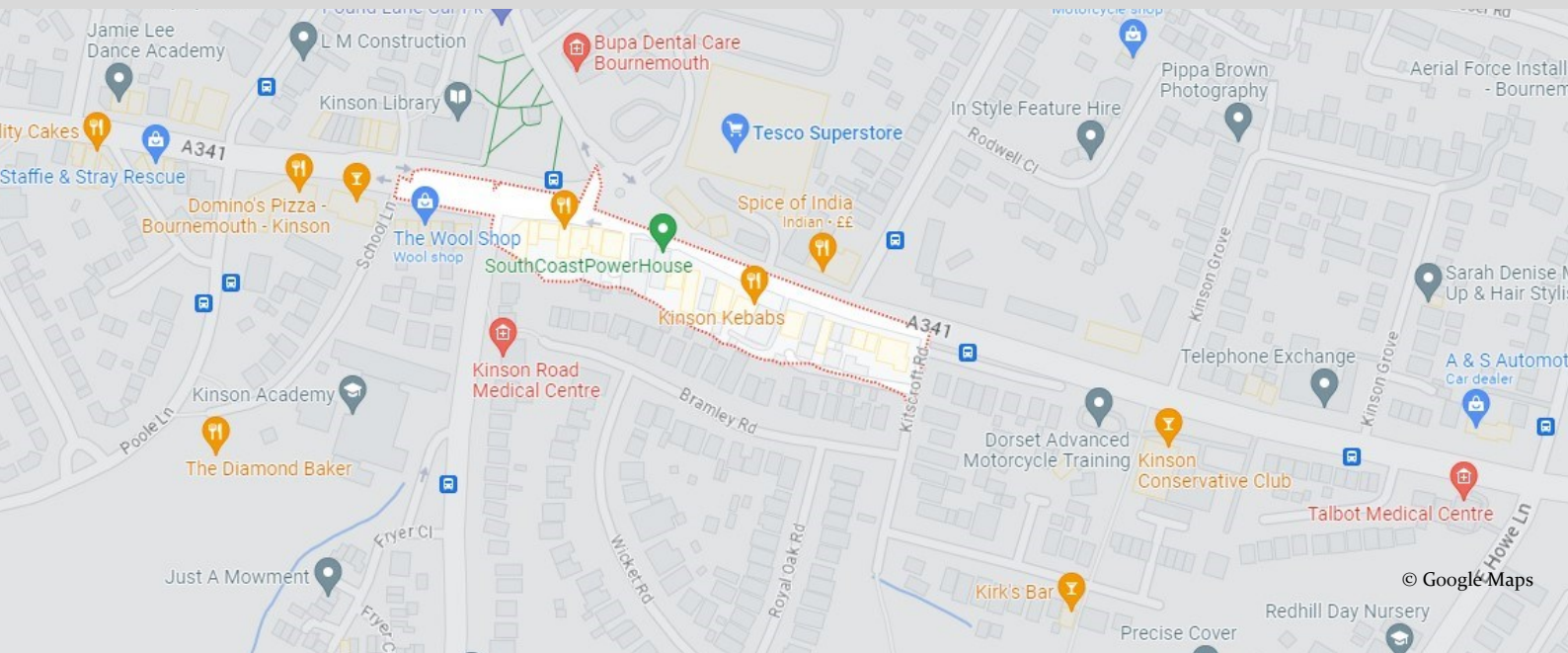
The incoming tenant will be responsible for their own legal fees.

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.