



LOCK UP SHOP TO LET

NEW LEASE £10,000 p.a.

 **389 ASHLEY ROAD, PARKSTONE, POOLE, DORSET, BH14 0AT**



KEY FEATURES

- All uses considered
- New lease
- Sales area: 504.82 sq.ft. (46.9 sq.m.) plus rear sales of 204.51 sq.ft. (19 sq.m.)

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SITUATION & DESCRIPTION

The property is located in an established secondary location fronting the busy B3061 Ashley Road in Upper Parkstone. The property is a short distance from the Waitrose Supermarket.

The premises comprise a single fronted lock up shop with rear store and rear room, kitchen and WC.

ACCOMMODATION

Sales area:

Shop width: 21'6" (6.56 m)

Shop depth: 25'4" (7.44 m)

Total area: 504.82 sq.ft. (46.9 sq.m.)

Rear store:

Width: 11'0" (3.37 m)

Depth: 18'7" (5.66 m)

Total area: 204.51 sq.ft (19 sq.m.)

Gross internal area: 709.33 sq.ft. (65.9 sq.m.)

Kitchen

Male and female WC's

Electric Shutter

Suspended ceiling throughout

Potential for a disabled WC

EPC RATING -

TBC

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PLANNING

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

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £9,700

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 £10,000 p.a.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

LEGAL FEES

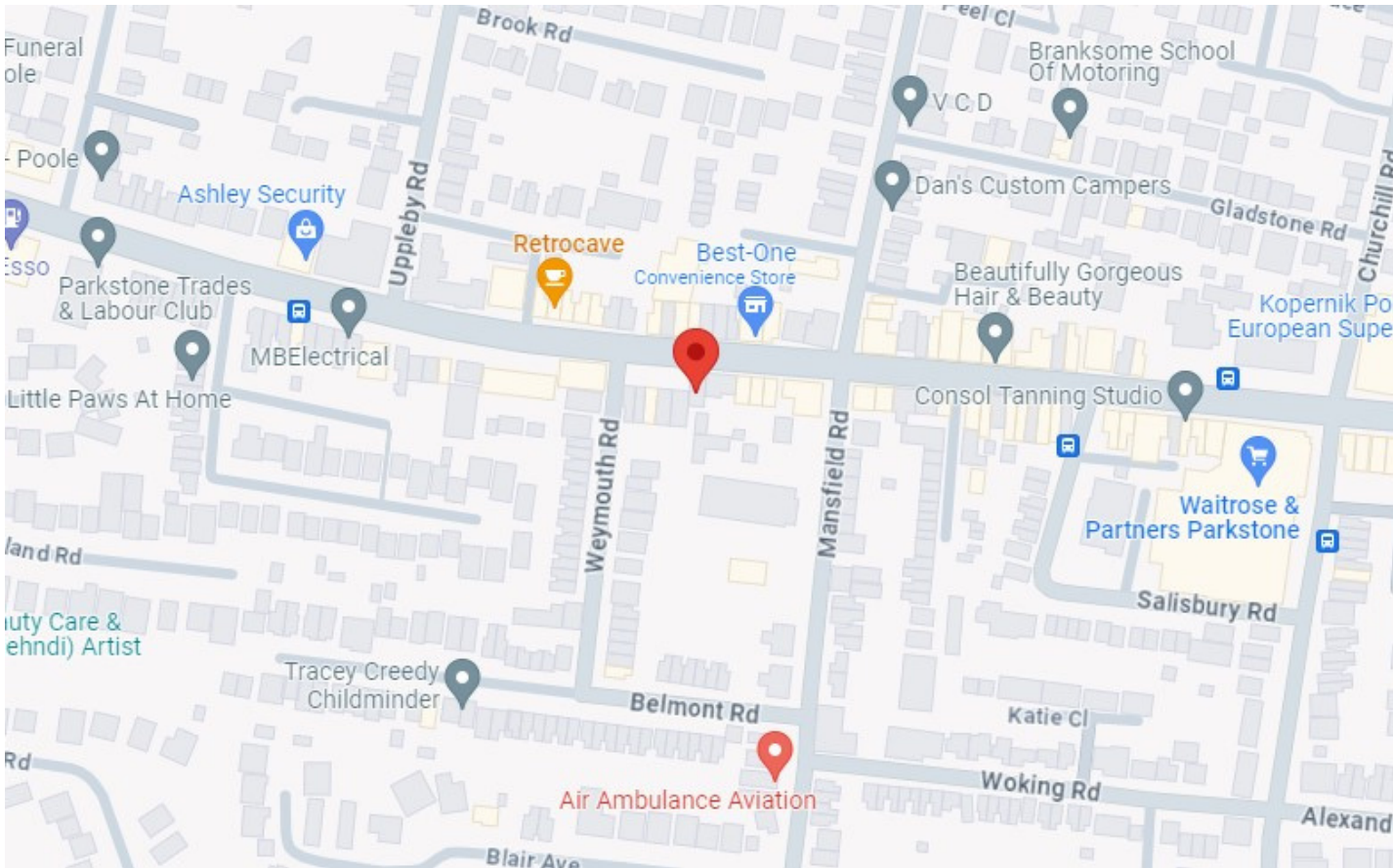
The incoming tenant will be responsible for their own legal fees.

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MAP

LOCATION

© Google Maps



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.

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