



COMMERCIAL PREMISES TO LET

NEW LEASE £10,000 p.a.

 **287a WALLISDOWN ROAD, BOURNEMOUTH, DORSET, BH12 5BT**



KEY FEATURES

- Lock up shop ideally suited for an office occupier but alternative uses would be considered.
- No catering
- All uses considered

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SITUATION & DESCRIPTION

The A3049 Wallisdown road is a very busy link road that connects Bournemouth and Poole. Wallisown road has a mix of commercial and residential occupiers along its entire length. The subject premises is located a short distance from the junction where Alder Road and Kinson Road roundabout meets with Wallisdown road.

Either side of the roundabout is an established secondary shopping area which is predominantly occupied by local traders but the likes of Aldi and Tesco Express are also represented. Bournemouth University campus is located nearby.

287 Wallisdown road comprises open plan office / retail area at the front which now includes a kitchenette. There is a corridor leading to a bathroom and rear office / ancillary stores. Forecourt parking,

ACCOMMODATION

Width (front)	18'00" (5.5m)
Width (rear)	12'07" (3.8m)
Depth	21'10" (6.5m)
Bathroom	9'02" x 4'00" (2.8m x 1.2m)
Rear Office	12'08" x 12'00" (3.8m x 3.6m)
Total Floor Area:	484 sq.ft. (44.9 sq.m.) Approx.

Outside
Parking on the forecourt and additional parking to the side of the property.
(Shared with the flat above)

EPC RATING -

Rating D

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PLANNING

Long Established use as a retail shop which now falls under Use Class E
All uses considered but the accommodation is ideally suited for office use or similar

No catering

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £10,000 previously £9,100

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 per annum

3 month rent deposit required for any letting

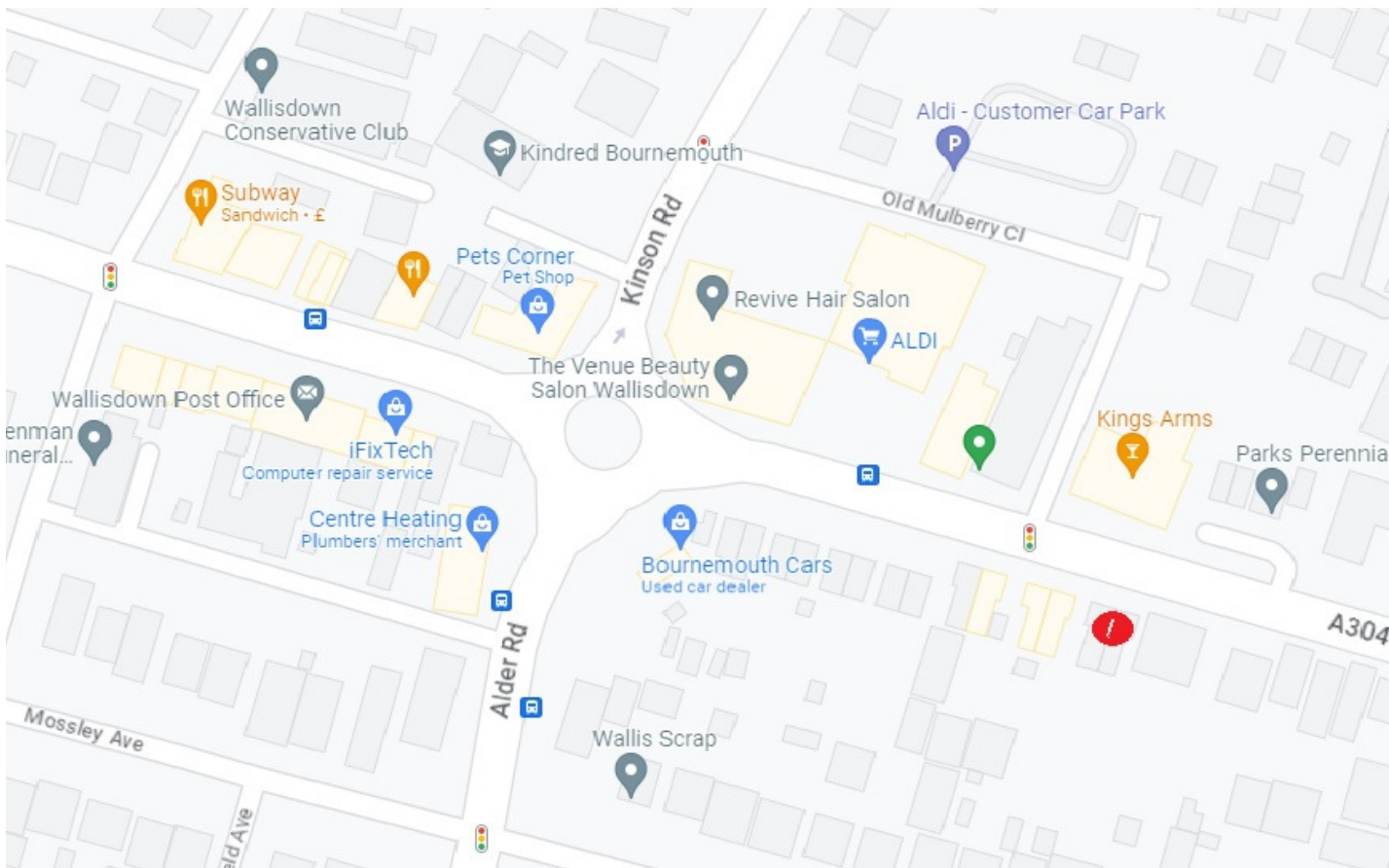
Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

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.

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MAP LOCATION

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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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