



NEW DEVELOPMENT OF RETAIL UNITS - U3 TO LET

NEW LEASE £45,000 p.a.

 **UNIT 3, CANFORD HEATH, POOLE, DORSET, BH17 9DW**



KEY FEATURES

- Busy shopping centre
- Ample parking
- Sales area: 1350 sq.ft. (126 sq.m.)

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 bhcommercial@ellis-partners.co.uk  01202 551821

SITUATION & DESCRIPTION

This property is located within the large shopping centre of Canford Heath which is anchored by an Asda supermarket and the popular Haymoor Public House and also benefits from a petrol station as well as other independent stores. There is a large public car park to the front and a servicing area to the rear.

The site is approximately 2 miles north of Poole town centre and close to a large residential area.

The property benefits from a large sales area, storage room, staff room, WC and further storage area to the rear.

ACCOMMODATION

1350 sq.ft. (126 sq.m.)

The unit has electricity connected.

EPC RATING -

tbc

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

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RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is to be confirmed

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 £45,000 per annum.

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.

SERVICE CHARGE & INSURANCE

The unit participates in a service charge. The Landlord will insure the premises te premiums to be recovered from the tenant.

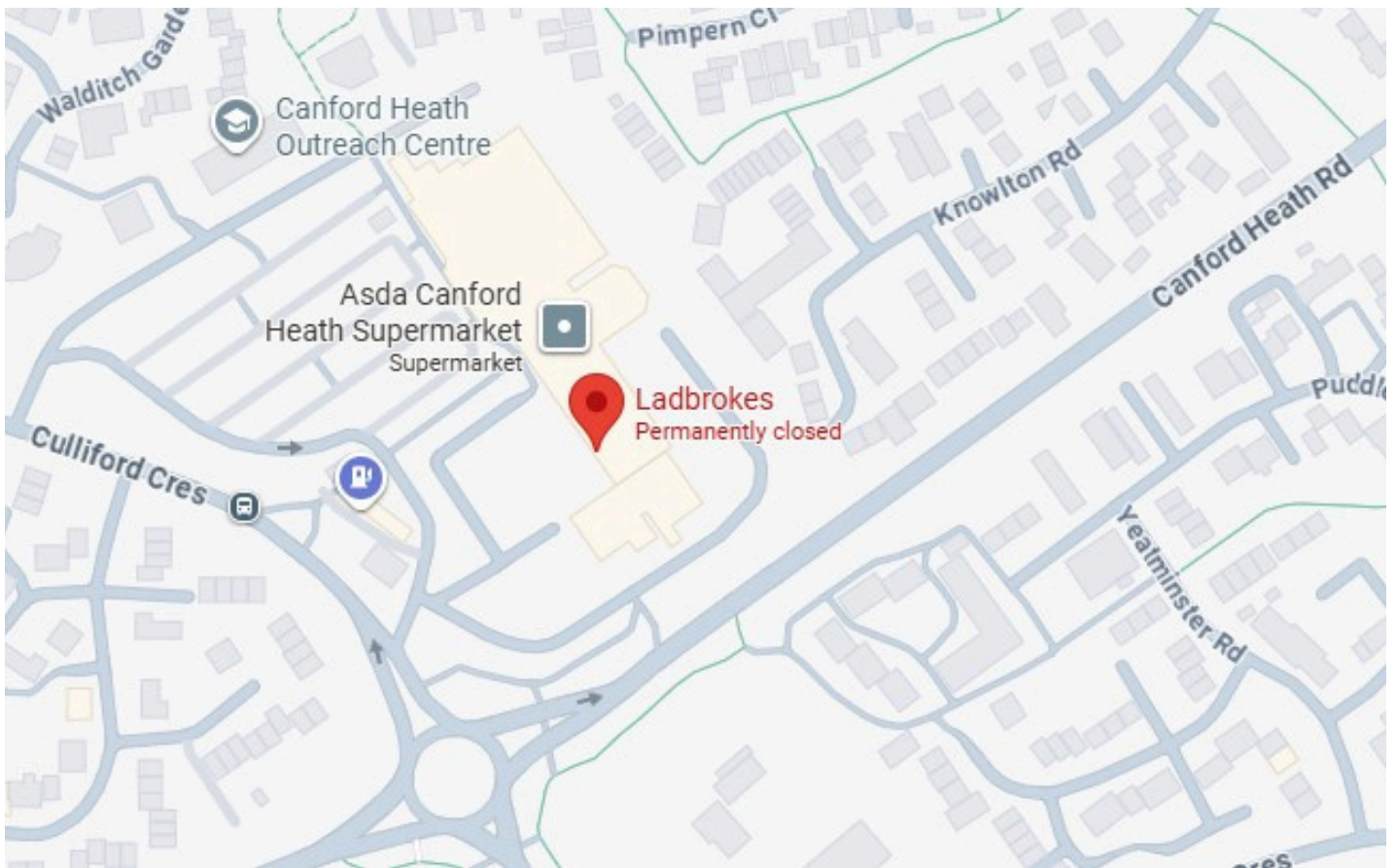
LEGAL FEES

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.

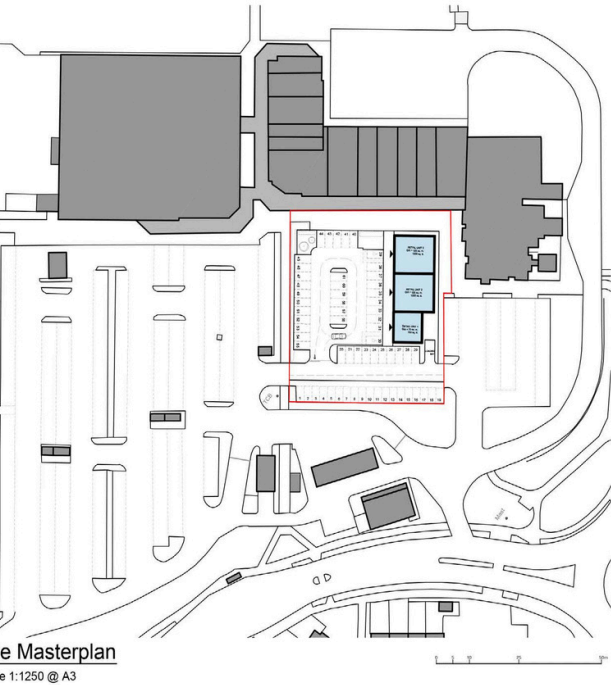
The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on 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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Site Masterplan
Scale 1:1250 @ A3



Site Layout
Scale 1:500 @ A3



important notes:
do not scale from the drawing, all dimensions shall be checked prior to construction.
all notes shall conform to the current edition of the building regulations and other relevant statutory requirements.
all materials and workmanship shall conform with the latest standard specifications and codes of practice.
this drawing is the copyright of gdm architects and shall not be copied or reproduced without permission.
this drawing shall be used in conjunction with the contract and shall not be used for any other purpose without the written consent of gdm architects.

revision: details: by:
P1 final design: 27/11/2023
P2 site approved to start construction: 27/11/2023



Elevations

gdmarchitects

the master's house, college road, malton, north yorkshire, YO41 1AA
t: 01432 760179 e: info@gdmarchitects.co.uk w: gdmarchitects.co.uk

client: LCP

project: Proposed Units
Canford Heath

title: Proposed Cafe & Retail Options

date: nov 24 drawn by: checked by:

scale: various @ A3

DRAFT
project number: 4322 drawing number: 04102