



CAR SHOWROOM WITH OFFICES TO LET

NEW LEASE £45,000 p.a.

 **1529 WIMBORNE ROAD, KINSON, BOUREMOUTH,
BH10 7BD**



KEY FEATURES

- Parking for 27 cars to the rear (not including the garage)
- Parking for 7 cars inside plus large forecourt parking for 12 cars
- Total gross area: 6865 sq.ft. (637 sq.m.)
- Includes 1 bed flat which is currently let at £5,200 p.a.

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SITUATION & DESCRIPTION

The site occupies a busy main road position in a mixed residential and commercial area with other specialist occupiers nearby and close to the main Kinson shopping centre which is anchored by a recently constructed Tesco Supermarket. Kinson is a residential suburb of Bournemouth lying to the north of the town approximately 3 miles from the town centre and the site lies on a main public transport route and within easy reach of most local amenities.

The premises consist of a car showroom with forecourt and ancillary offices and yard. There is also a one-bedroom flat.

ACCOMMODATION

Display area to front for approximately 12 vehicles

Display area inside or approximately 7 cars

Display area outside rear for approximately 27 vehicles

Showroom

Sales area: 1015 sq.ft. (94 sq.m.)

Sales office: 227 sq.ft. (21 sq.m.)

Workshop 338 sq.ft. (31.5 sq.m.)

Cloakroom, WC

Outside

Outside Rear: 3957 sq.ft. (367 sq.m.)

Front Forecourt: 1328 sq.ft. (123.5 sq.m.)

One-bedroom flat - not inspected - Let

EPC RATING -

tbc

PLANNING

Sui Generis

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RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £18,250
Flat - Council Tax Band A

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 p.a. to include the one bedroom first floor flat which is currently let at a rental of £5,200 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.

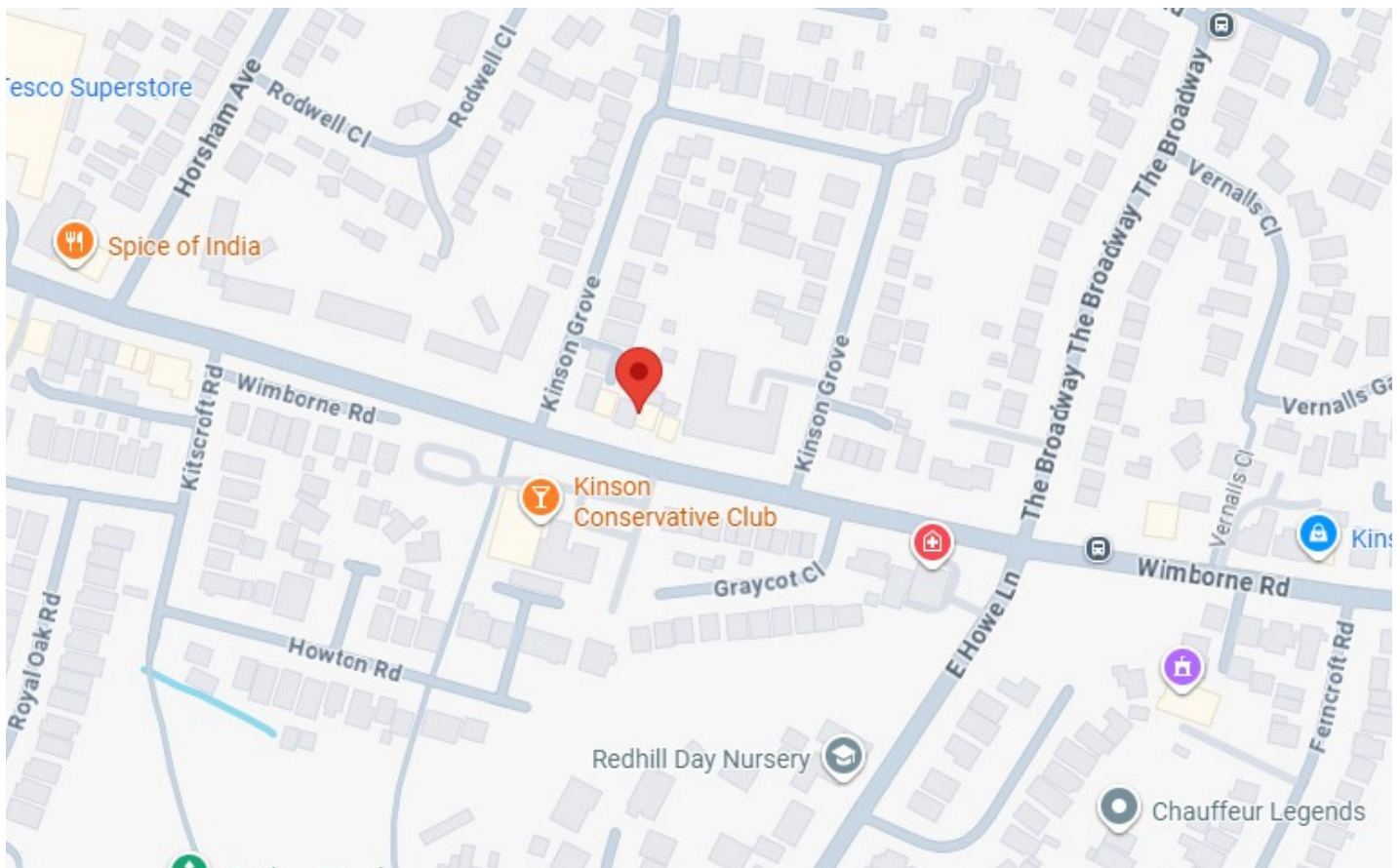
LEGAL FEES

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

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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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