



SELF-CONTAINED UNIT TO LET

NEW LEASE - POA

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



KEY FEATURES

- Busy shopping centre
- Ample parking
- 4,293 sq.ft. (398.83 sq.m.) to 7,384 sq.ft. (686 sq.m.)

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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.

Self-contained building which would be suitable for fitness, leisure, retail.

ACCOMMODATION

4293 sq.ft. (398.83 sq.m.) to 7,385 sq.ft. (686 sq.m.)

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 TBC

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

POA. Available on a new lease with terms to be negotiated.

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.

Please note that all photographs are CGI generated and show how the property could look subject to necessary consent

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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)

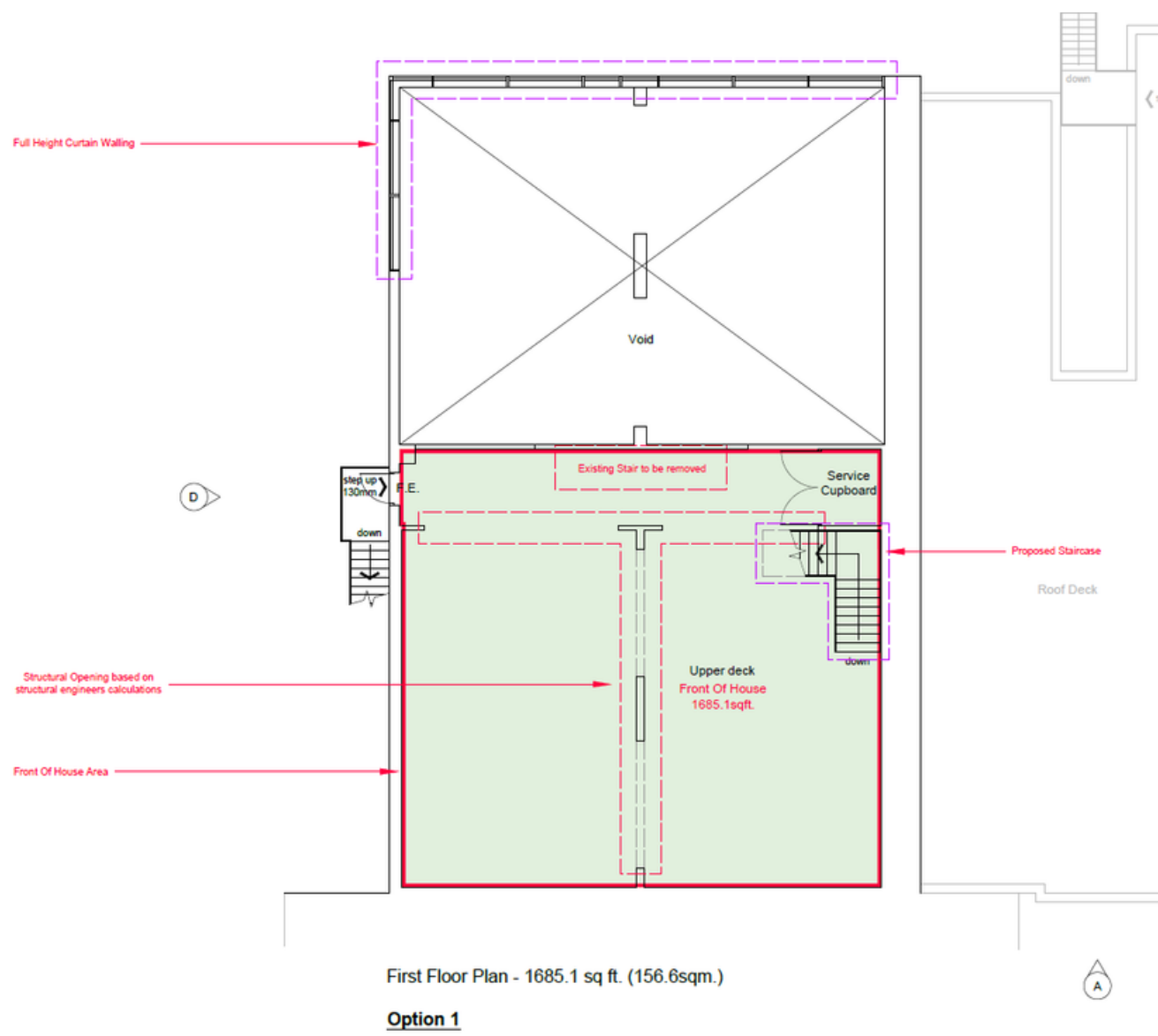
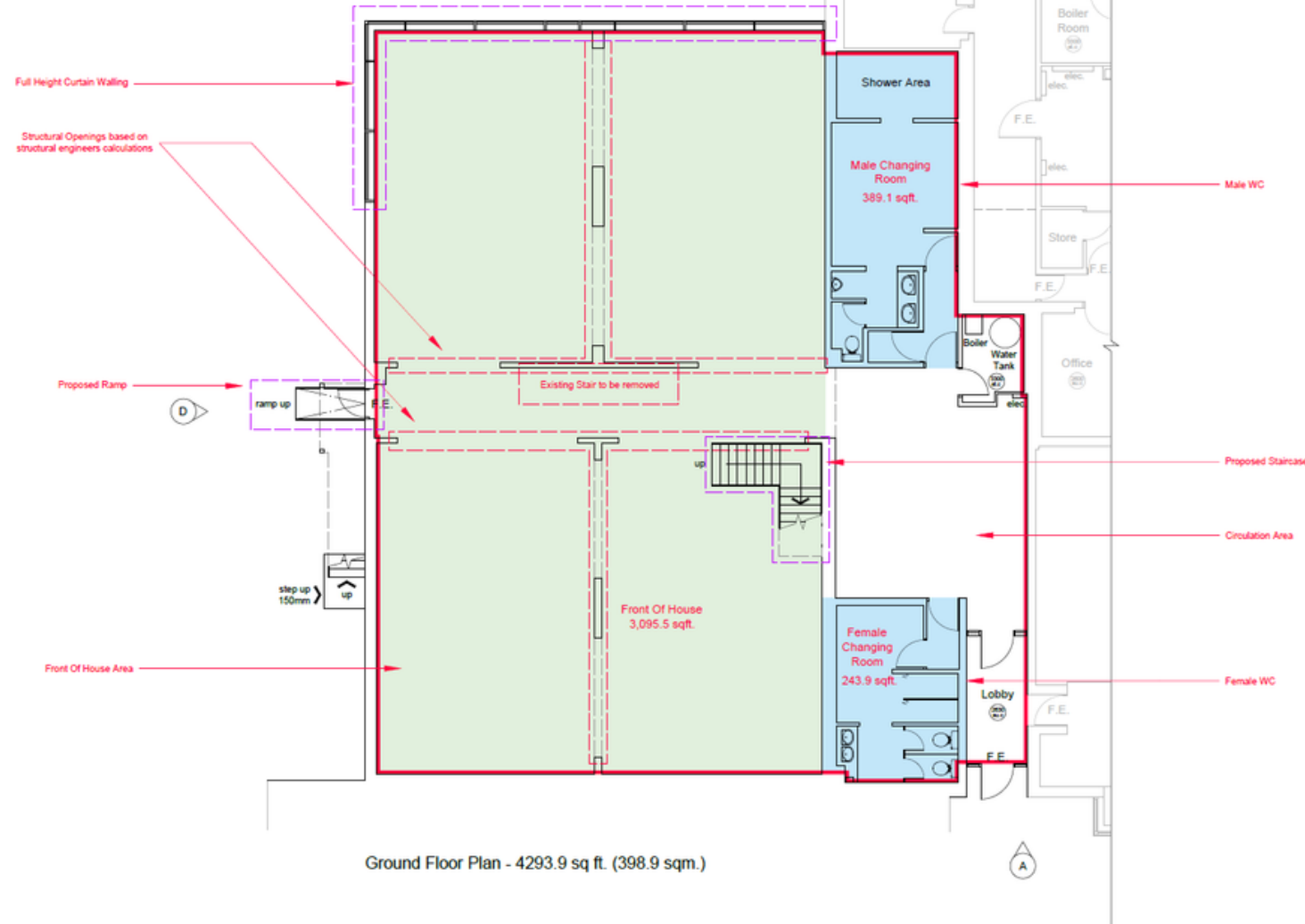
The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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Option 1

