ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

RETAIL PREMISES
TO LET

NEW LEASE £12,000 p.a.

484 WIMBORNE ROAD, WINTON, BOURNEMOUTH, BH9 2EY

KEY FEATURES

- Prominent trading position
- Total sales area: 392 sq.ft. (36.41 sq.m.) approx. plus lean to which is partitioned as office/treatment rooms

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bhcommercial@ellis-partners.co.uk

01202 551821

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SITUATION & DESCRIPTION

The property occupies a prominent trading position close to the prime retail pitch in Winton opposite B&M superstore.

The property comprises retail premises on ground floor. The shop benefits from a large ancillary storage area at the rear of the shop which has been fitted out to provide a kitchenette, office, store room, WC and 3 separate room

ACCOMMODATION

Shop Width :	11'03" (3.43m)
Shop Depth :	21'03" (6.47m)
Rear Sales Area :	12'04" x 11'08"
Total Sales Area:	392 sq.ft. (36.41 sq.m.) Approx.
Lean To	10'08" x 27'08" (3.25m x 8.43m)
Partitioned as kitchenette, office, three treatment rooms, store and WC	295 sq.ft Approx. (27.42 sq.m.)

EPC RATING -

D-94

PLANNING

Class E Use

Former A1/ A2 Retail and Financial/Professional Services

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RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £9,800

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 £12,000 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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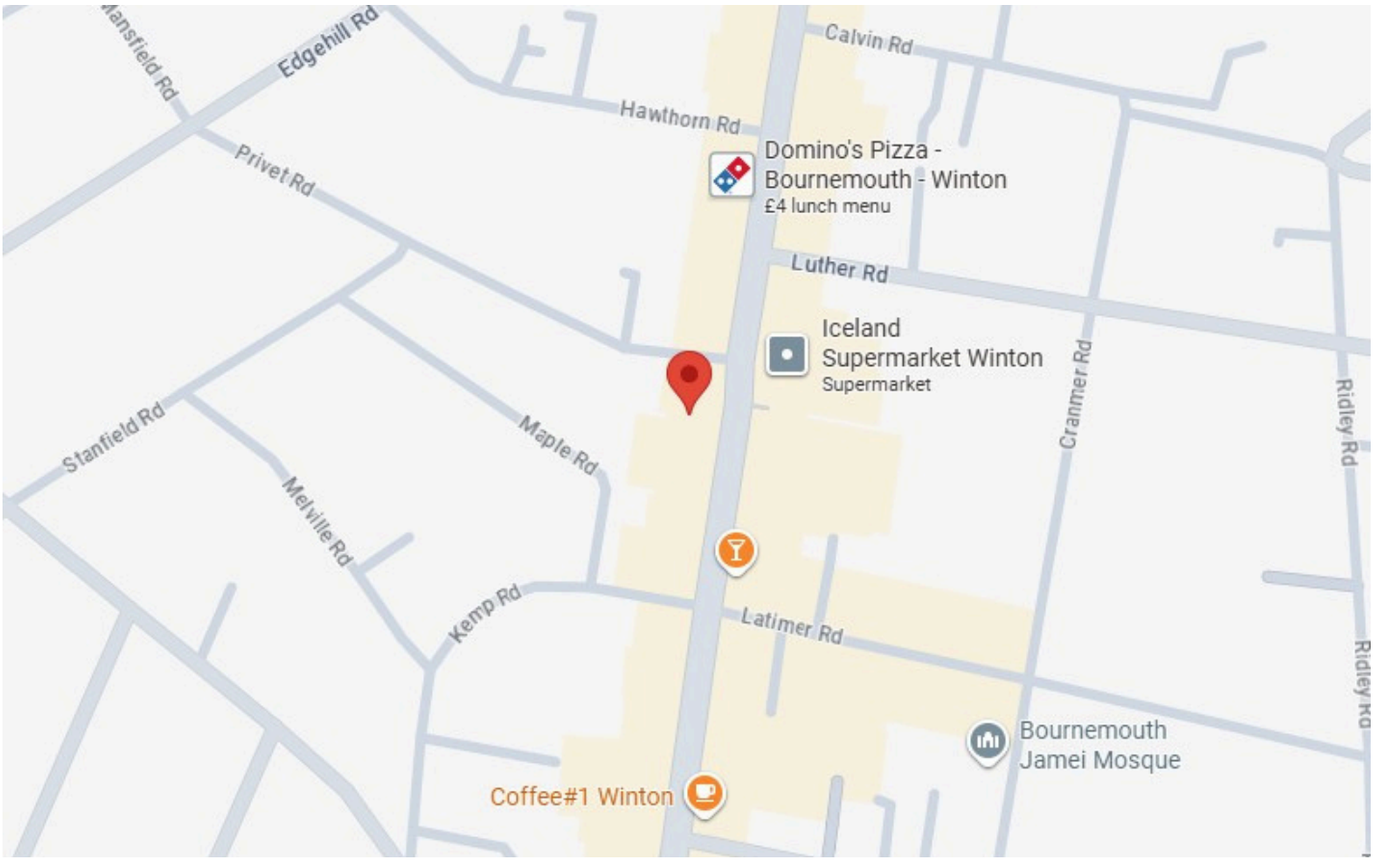
MAP LOCATION

© 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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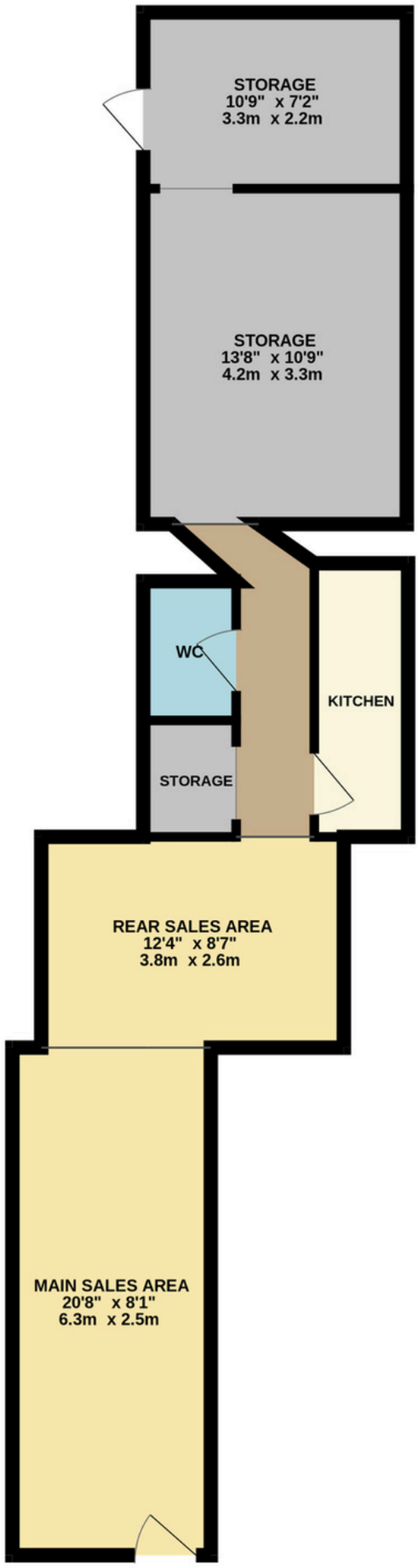
GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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