



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 337 ASHLEY ROAD PARKSTONE POOLE DORSET BH14 0AR



### Retail Premises TO LET

- Total floor area: 326.89 sq.ft.
- Prominent corner position
- Immediate occupancy available

**Available on a new  
lease at £10,000 p.a**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

The property is located in an established busy trading position of Ashley Road. The property is located about three miles north of Poole Town Centre and three miles west of Bournemouth Town Centre. There are multiple traders along Ashley Road the majority of the occupiers being a mixture of independent local tenants and nationals

Nearby occupiers include a large Waitrose Supermarket, Peacocks, Boots, Iceland, Co-op, Superdrug, Greggs and Pizza Hut Delivery.

The subject premises occupy a prominent corner with front and side windows and benefit from basement, kitchen and WC. Currently occupied by Estate Agents.

## ACCOMMODATION

Shop width: 16'11" (5.157m)  
Shop depth: 22'10" (6.982m)  
Sales area: 326.89 sq.ft. (30.37 sq.m.)  
Basement: 13'2" x 9'4" (4.015m x 2.851m)  
Kitchen  
WC

## RATEABLE VALUE - £6,800

From 1<sup>st</sup> April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

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.

## EPC RATING D

## TENURE

Available on a new lease with terms to be negotiated at a rental of £10,000 per annum

Ellis and Partners can prepare a new tenancy agreement for a term of up to six years at a cost of £550 plus VAT to the incoming tenant.

## PLANNING

This property falls within Class E commercial businesses and services, which include A1, A2, A3, B1, indoor sports and medical use, crèche/day nursery .

## LEGAL FEES

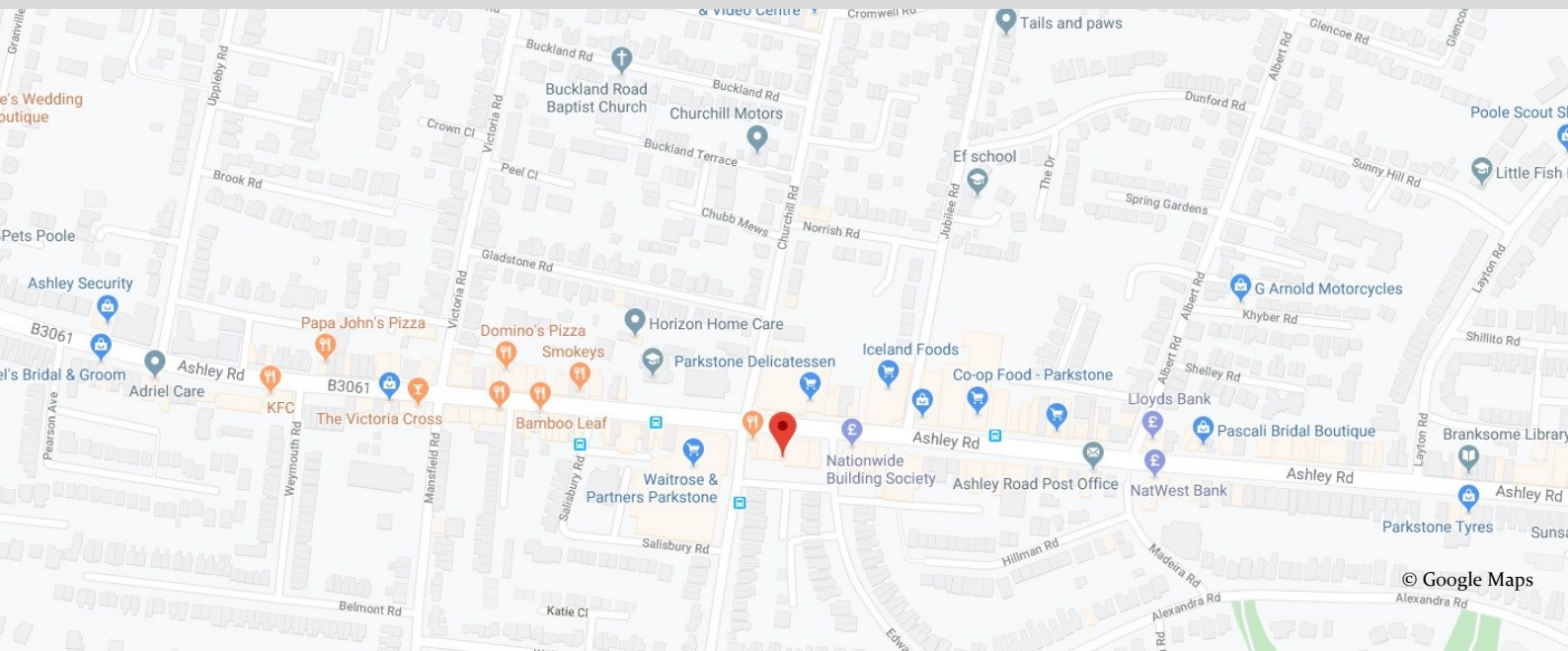
The incoming tenant will be responsible for their own legal fees.

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



## 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.