



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 5 THE PARADE MARSHAL ROAD POOLE DORSET BH17 7EZ



### Lock Up Shop TO LET

- All uses considered
- Sales area: 741 sq.ft. (68.8 sq.m.)
- New Lease

Arrange a viewing today

**01202 551821**

**Available on a new  
lease at  
£14,000 p.a.**

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

## SITUATION AND DESCRIPTION

Marshal Road is a well established neighbourhood shopping centre that caters predominantly for the residents of the Waterloo Housing Estate. Occupiers include a Morrisons Daily, a Premier Stores, a hairdressers and several catering outlets.

The subject premises is located in the middle of the terrace and comprises a lock up shop that would be suitable for a variety of commercial uses

## ACCOMMODATION

Width 22'00" ( 6.7m)  
Depth 36'00" (10.9m)  
**Sales Area 741 sq.ft. (68.8 sqm.) Approx.**  
Rear Yard 10'06" x 8'07" (3.2m. x 2.6m)  
Cloakroom and stores  
Roller shutter security doors front and back

Garage available to rent by separate arrangement with the landlords

**RATEABLE VALUE** - £8,200 (previously £5,500)

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

## PLANNING

Long established Class A1 retail use

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

**EPC RATING**—B46

## TENURE

Available on a new lease with terms to be negotiated at a rental of £14,000 per annum.

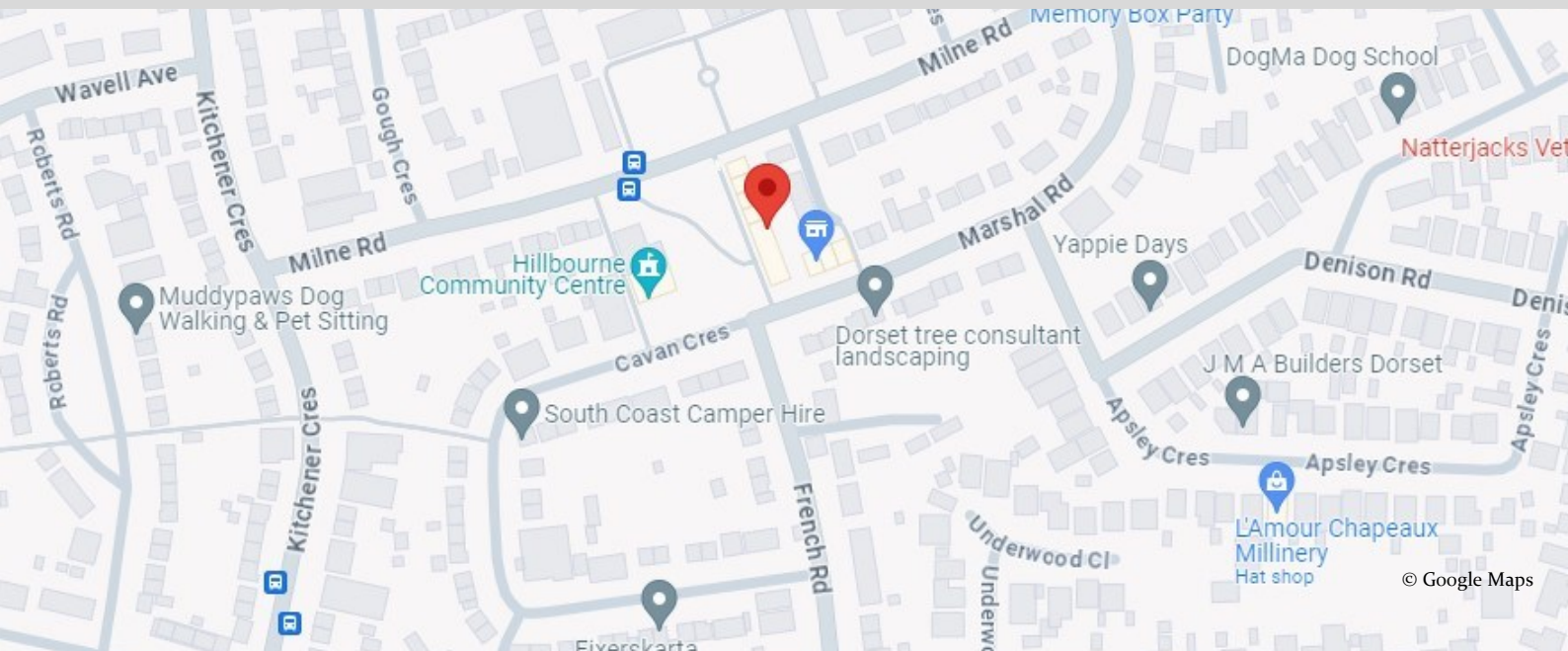
Incoming tenants would be required to provide a rent deposit.

## 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.