



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**879-881 WIMBORNE ROAD  
BOURNEMOUTH DORSET BH9 2BJ**



## Large Retail Premises TO LET

- Double fronted shop
- Total overall area: 389 sq.ft. (36.19 sq.m.)
- Newly refurbished

**Available on a new  
lease at  
£9,500 p.a.**

Arrange a viewing today

**01202 551821**

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

## SITUATION / DESCRIPTION

Situated on the busy Wimborne Road with the Somerford Supermarket close by and its many independent traders occupying nearby premises. The surrounding areas consist of a high density of residential properties.

Wimborne Road is close to Bournemouth town centre and is the main throughfare from Winton right through to Kinson.

The subject premises consist of a double fronted shop which has been newly refurbished and benefits from a separate WC and kitchen

## ACCOMMODATION

Main Shop: 13'3" x 16'2" (215.38 sq.ft.) (20.01sq.m.)  
8'3" x 23'2" (174.16 sq.ft.) (16.18 sq.m)

Total area: 389.54 sq.ft. (36.19 sq.m.)

New WC

New Kitchen

Carpeted throughout

LED spot lighting

## RATEABLE VALUE - £11,750

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

A1 Retail use

From September 2020 this property falls within Class E Commercial Businesses and Services, which include A1, A2, A3, B1, Indoor sports and Medical use, crèche/day nursery

## TENURE

A new lease with terms to be negotiated is available at a rent of £9,500 per annum

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £550.

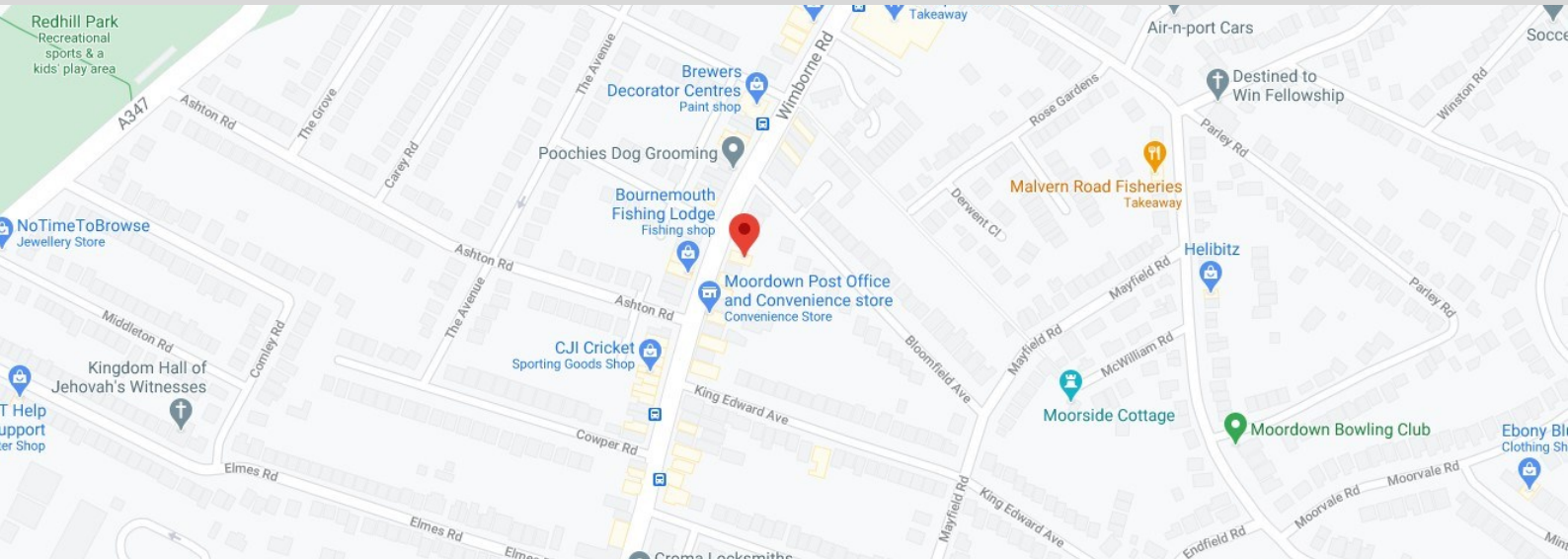
## EPC RATING C.67

## 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.