



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**256 ASHLEY ROAD
PARKSTONE POOLE DORSET BH14 9BZ**



Lock Up Shop TO LET

- All uses considered
- Busy trading location
- Gross total sales area: 572.53 sq.ft. (53.19 sq.m.)

**Available on a new
lease at
£12,000 p.a.**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The property, which comprises a lock up shop, is situated in a good established trading location on the busy Ashley Road in Upper Parkstone. Ashley Road has easy links to both Bournemouth and Poole.

The premises have the benefit of main sales area, rear office and rear storage/kitchen area plus a covered yard to the rear.

ACCOMMODATION

Front sales

Front sales width: 15'4" (4.68 m)
Front sales depth: 10'10" (3.33 m)

Rear Office

Rear office width: 10'10" (3.34 m)
Front office depth: 11'11" (3.63 m)
Total area: 572.53 sq.ft. (53.19 sq.m)

Rear covered yard

13'10" x 11'10" (4.24 m x 3.63m)
Total yard area: 166.30 sq.ft. (15.45 sq.m.)

The property benefits from the following:

Suspended ceiling throughout
Perimeter trunking
Inset lighting
WC

1 parking space

RATEABLE VALUE - £6,400

From 1st 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

TENURE

Available on a new lease with terms to be negotiated at a rental of £12,000 per annum.

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

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—C.-59

LEGAL FEES

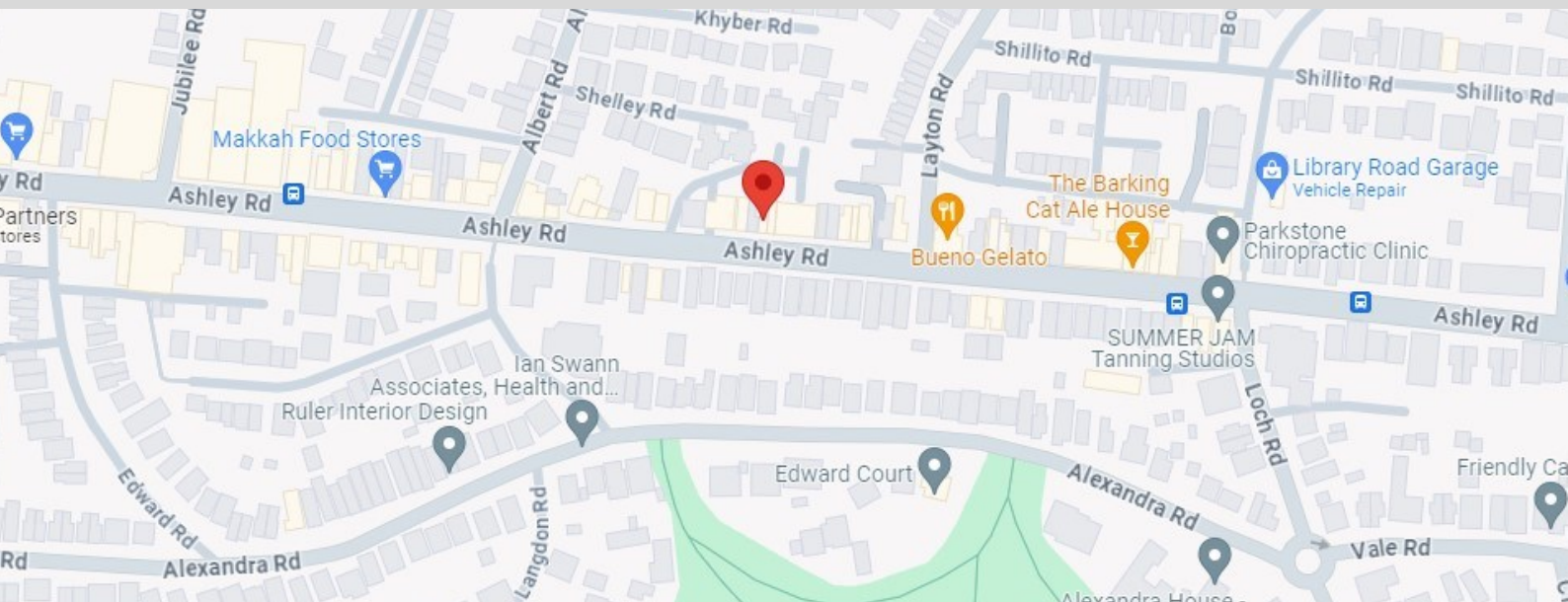
The incoming tenant will be responsible for their own legal fees.

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



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