



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

400 WIMBORNE ROAD WINTON BOURNEMOUTH DORSET BH9 2HB



Lock Up Shop unit TO LET

- Sales area: 709 sq.ft. (65 sq.m.) approx.
- very good basement stores / sales area
- Prime Retail pitch in Winton

**Available on a new
lease at
£21,000 p.a.**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Winton is a busy and popular suburb that is approximately 2 miles north of Bournemouth Town Centre. Winton serves the affluent residential area of Talbot Woods and the high density residential accommodation either side of Wimborne Road. The residential areas are predominantly owner occupied housing but there is also a large student population in the immediate vicinity due to the proximity to the Bournemouth University campus at Wallisdown.

The property is located within the prime shopping area of Winton where you have a healthy mix of both local and national occupiers. Occupiers include Waitrose, Lidl, Coffee No.1, Boots Greigs the Bakers and WH Smith.

The property comprises a lock up shop with a recessed shop front entrance. The accommodation includes a cloakroom and kitchenette on the ground floor. The accommodation has a staircase down to the basement that is suitable for public access use should you wish to retail from the basement. There is a rear access from the shop

ACCOMMODATION

Width (front)	18'09" (5.6m)
Width (rear)	20'09" (6.3m)
Depth	40'06" (12.3m)
Kitchenette	
Disabled Cloakroom	
Sales Area	709 sq.ft. (65.8 sq.m.) approx.
Rear access for deliveries and bin storage	
Basement	447 sq.ft. (41.5 sq.m) Approx

RATEABLE VALUE - £19,500 (previously £17,000)

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 (now Use Class E(a)) The property would be suitable for a range of uses within Use Class E such as retail office medical

EPC RATING C

TENURE

The premises are available on a new lease with terms to be negotiated a commencing rental of £21,000 p.a.

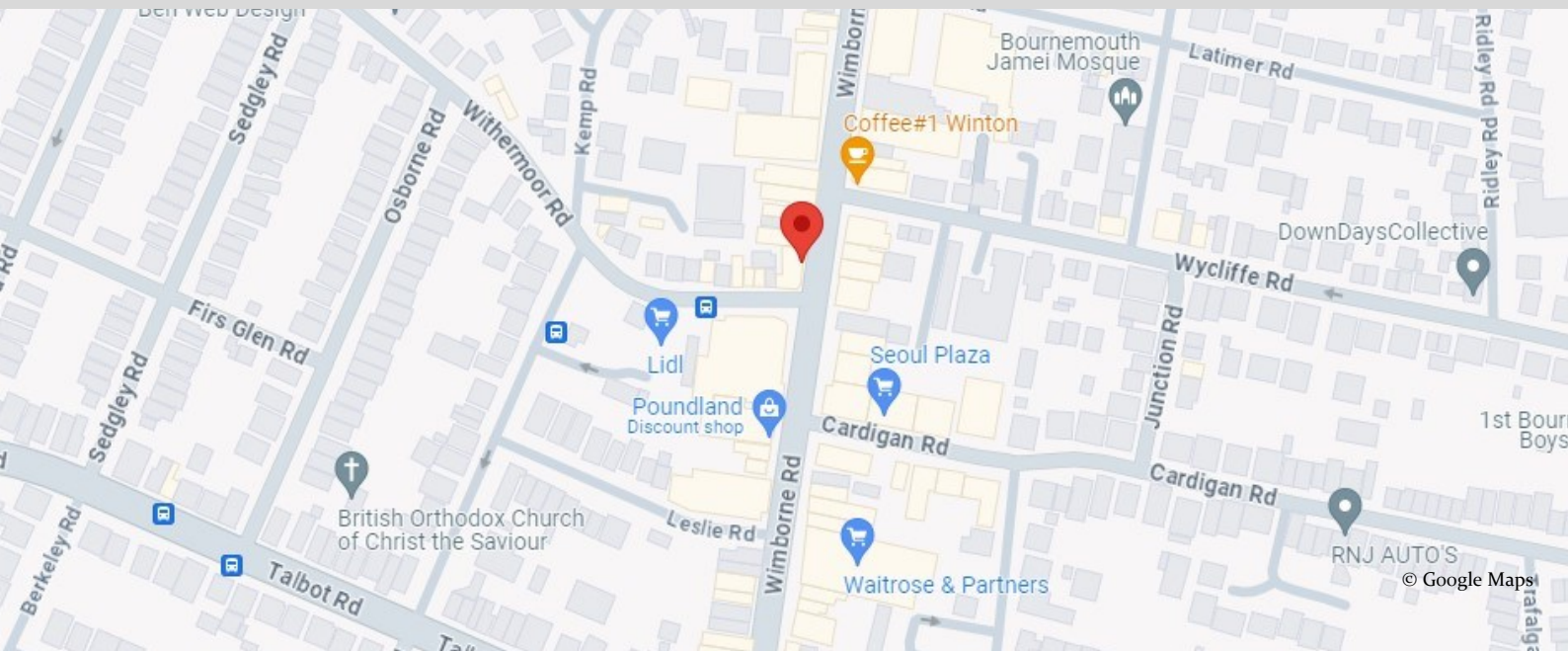
The incoming tenant would be required to provide a 3 month rent deposit

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



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.