



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**409 ASHLEY ROAD  
PARKSTONE POOLE DORSET BH14 0AX**



## Lock up shop TO LET

- All uses considered
- New Lease
- Sales area: 412.36 sq.ft. (38.31 sq.m.)

**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 secondary location fronting the busy B3061 Ashley Road in Upper Parkstone. The property is a short distance from the Waitrose Supermarket.

The premises comprise a single fronted lock up shop with kitchen and WC to rear

The shop is currently fitted out as a hairdressers.

## ACCOMMODATION

### Sales area:

Shop width:	15'1"	(4.59m)
Shop depth:	42'5"	(12.94m)
Total area:	412.36 sq.ft.	(38.31 sq.m.)

WC  
Kitchen

## RATEABLE VALUE - £7900

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

## TENURE

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

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

## PLANNING

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

## LEGAL FEES

The incoming tenant will be responsible for their own legal fees

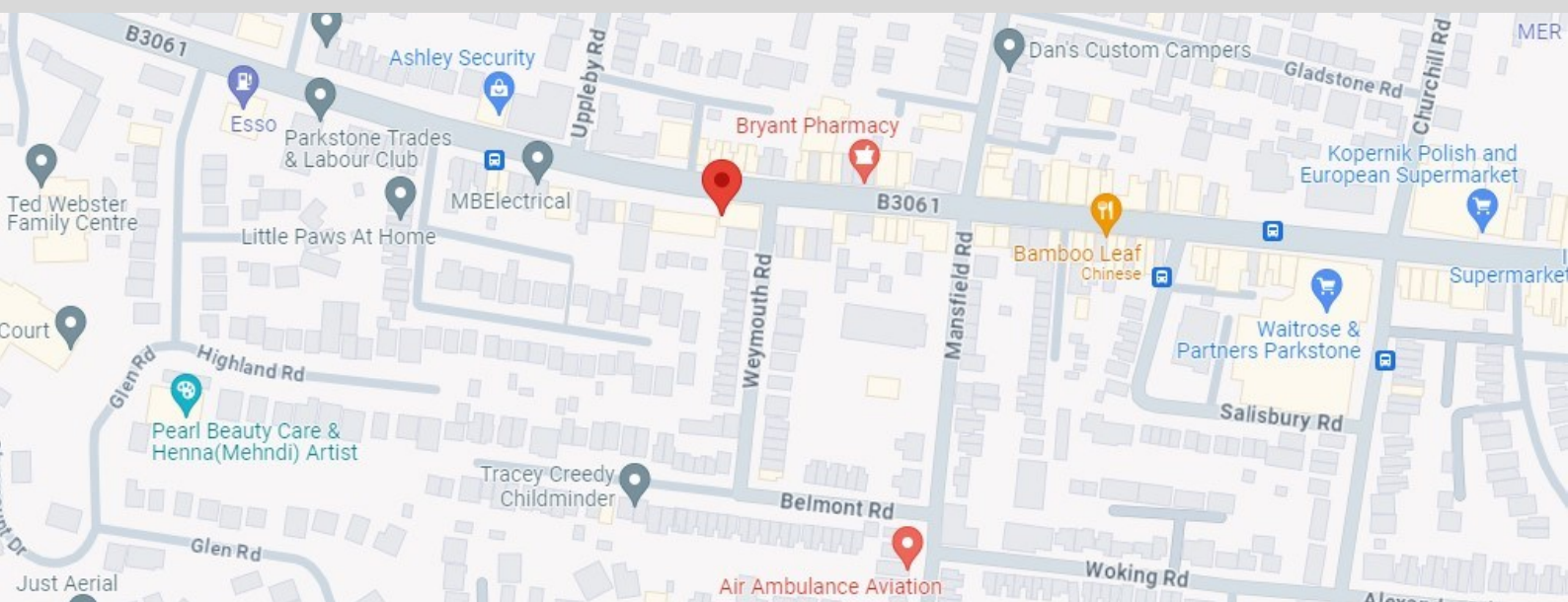
## EPC Rating—B-44

## 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)**



© Google Maps

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.