



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**364 ASHLEY ROAD
PARKSTONE POOLE BH14 9DQ**



Shop unit TO LET

- High Street location
- Overall area: 850 sq.ft. (79 sq.m.)
- Adjoining Iceland supermarket and close to Waitrose

Arrange a viewing today

01202 551821

**Available on a new
lease at
£18,000 p.a. plus VAT**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

A lock up shop formerly occupied by Boots, the unit is in a busy suburban trading location close to Waitrose, Peacocks and adjoining Iceland and Corals.

Suitable for a variety of retail service or catering uses. The building is to undergo alteration to include the formation of new cloakroom and rear access.

ACCOMMODATION

Internal width: 5.29m (17'4")
Depth: 15m approx. (49'0")
Overall area: 79 sq.m. (850 sq.ft.) approx.

(Note: additional storage space may be available by separate negotiation).

EPC RATING - C72

RATEABLE VALUE - £11,500

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 5, 10 or 15 year lease at a rental of £18,000 per annum (£1,500 pcm) plus VAT.

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

LEGAL FEES

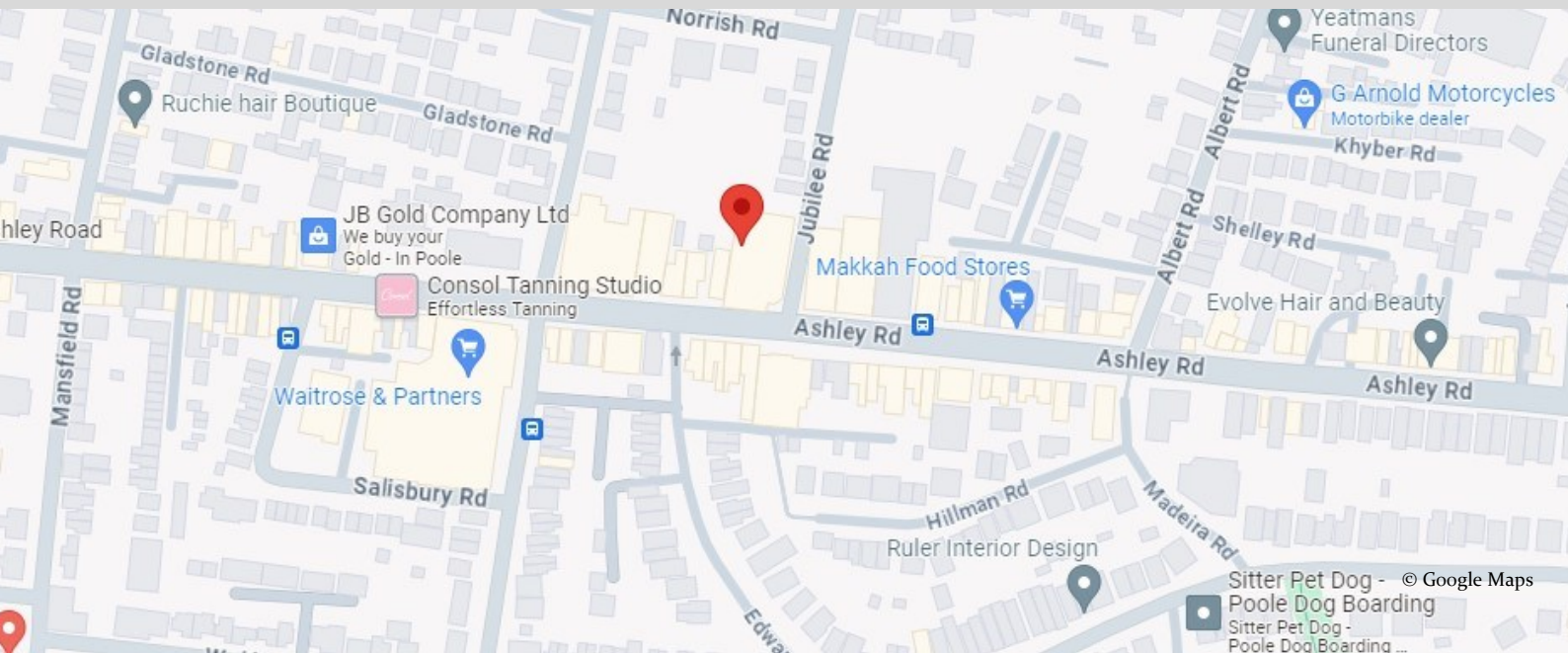
The incoming tenant will be responsible for their own legal fees.

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



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.