



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

9 MARLOW DRIVE CHRISTCHURCH DORSET BH23 2RR



Lock up shop TO LET

- Well known local shopping centre with plenty of customer parking on site
- Premises currently fitted out as a tanning and beauty salon. All uses within Use Class E considered
- Sales area: 800 sq.ft. (74.3 sq.m.) Approx

**Available on a new
lease at
£18,500 p.a.**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Situated in a popular neighbourhood shopping centre which caters for the affluent residential suburbs in the immediate vicinity and the high volume of passing traffic along the B3073 Hurn Road. Occupiers in the parade include a Nisa Supermarket, butchers, launderette, café/bar, Vets and pet shop.

There is a large customer car park in front of the shopping.

The subject premises comprise a large open plan lock up shop although it is currently fitted out as a tanning and beauty salon with several partitioned rooms within the ground floor.

ACCOMMODATION

Width	17'00" (5.2m)
Depth	49'04" (15.01m)
Treatment room	7'08" x 8'04" (2.3m x 2.5m)
Treatment room	7'10" x 10'10" (2.4m x 3.2m)
Sales Area	800 sq.ft. (74 sq.m.) Approx
3 phase electric	
Stores (L shaped)	71 sq.ft. (6.5 sq.m.) Approx
Kitchenette	23 sq.ft. (2.2 sq.m.) Approx
Cloakroom	
Rear access and allocated parking	
3 phase electric	

RATEABLE VALUE - £9,300 (previously £9,300)

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.

PLANNING

Recently used as a tanning and beauty salon within Use Class E

Alternative uses within Use Class E including retail office medical and café restaurant use would be considered

EPC RATING C

TENURE

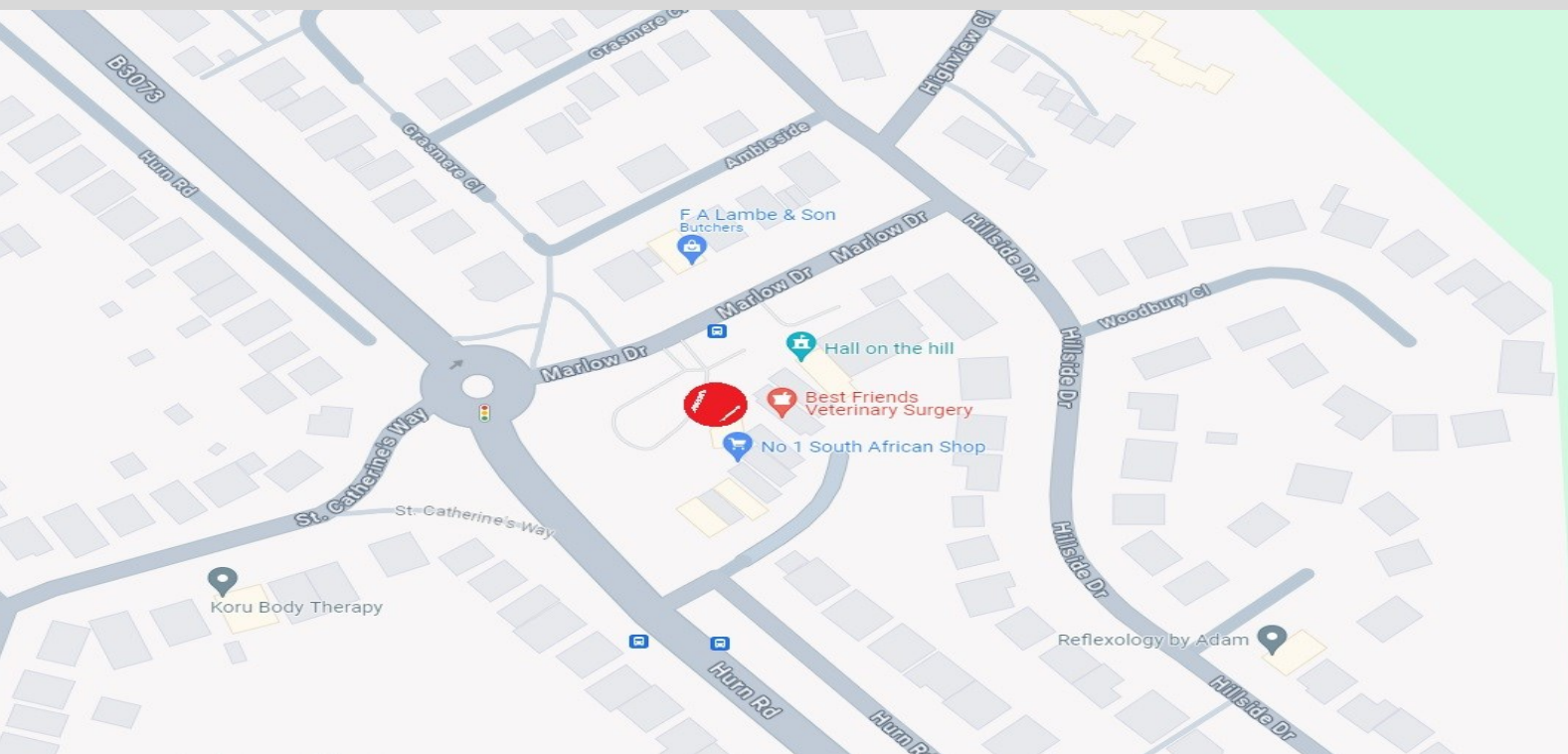
Available on a new lease with terms to be negotiated at a rental of £18,500 per annum.

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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