



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**KITCHEN POD, 80 SHELLEY ROAD EAST,
BOSCOMBE, BH7 6HA**



**Kitchen Unit (dark kitchen)
TO LET**

- High Quality Secure Units
- New lease
- WiFi and Designated Phone Line

**Available on a new
lease at
£9,600 p.a.**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Situated on Boscombe Spa Road close to Bournemouth Town Centre and Bournemouth / Pokesdown train stations. Bournemouth Airport is 6 miles away.

The Kitchen is within a ground level workshop approximately 200 square feet. The kitchen units are primarily used for delivery services or food preparation, and manufacturing.

Each kitchen is self-contained with 3 phase electricity, gas, drainage, hot and cold water.

Each kitchen has:

Air extraction system, double sink, hand wash basin, stainless steel work benches, safety vinyl flooring R10, fresh air supply, gas interlock system, data and WiFi.

ACCOMMODATION 200 sq ft

EPC RATING—E

RATEABLE VALUE - £

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 £9,600 per annum.

Service Charge is £150 plus VAT per month which covers WiFi; Communal cleaning; monthly pest control reports; waste removal and recycling

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

PLANNING

Planning Use Class E

LEGAL FEES

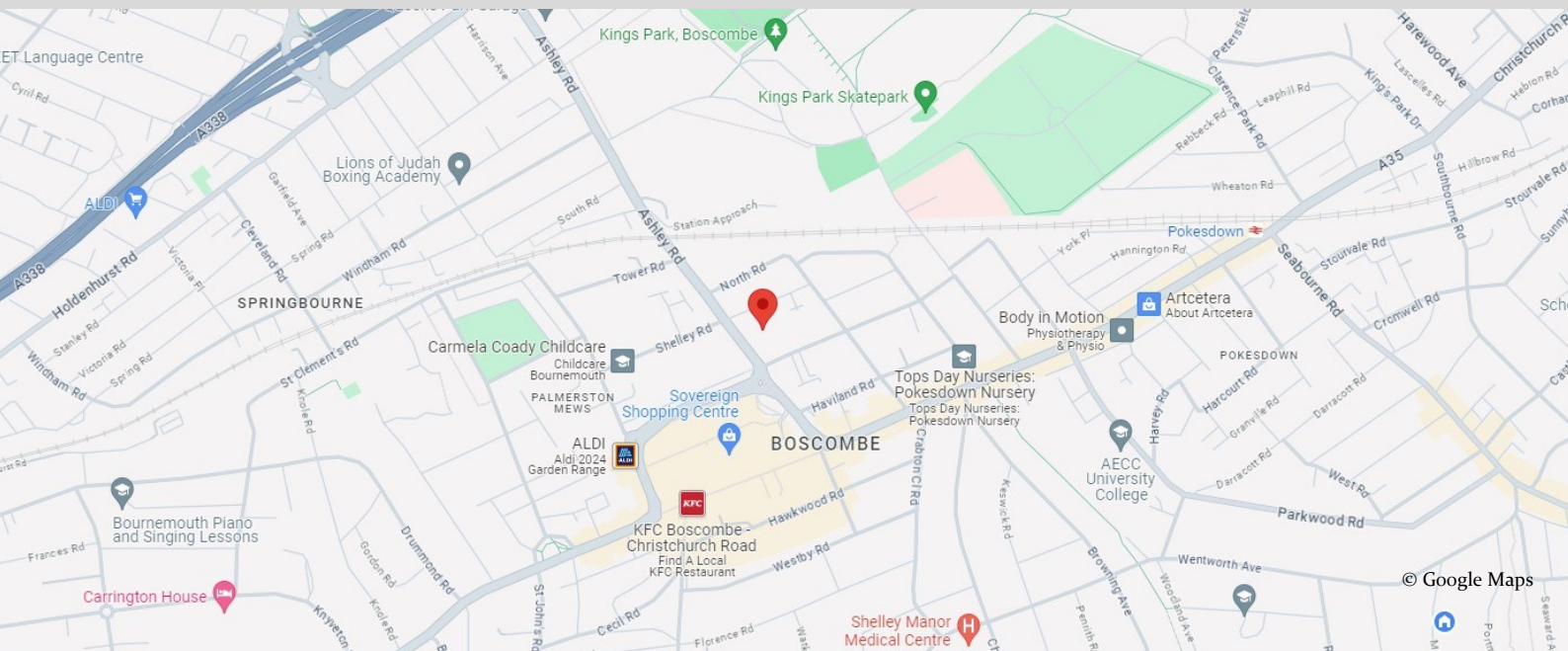
The incoming tenant will be responsible for their own legal fees.

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.

