



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**GARAGE 2 AT 1627a WIMBORNE ROAD
KINSON BOURNEMOUTH BH11 9AR**



Lock Up Garage - To Let

- New lease
- 16' x 8'2" (4.9m x 2.5m)
- Suitable for Cars, Storage etc.

**Available on a
new lease at
£1800 per annum**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Kinson is a busy suburb of Bournemouth and Poole with this property being at its commercial centre near a large Tesco superstore and Costa Coffee. Wimborne Road is very busy through route to Bournemouth and Poole.

The garage is situated behind the shops on the main Wimborne Road through Kinson and are accessed via a driveway between the shop premises.



ACCOMMODATION

16'0" x 8'2" (4.9m x 2.5m)

TENURE

Available on a new lease with terms to be negotiated at a rental of £1800 per annum.

LEGAL FEES

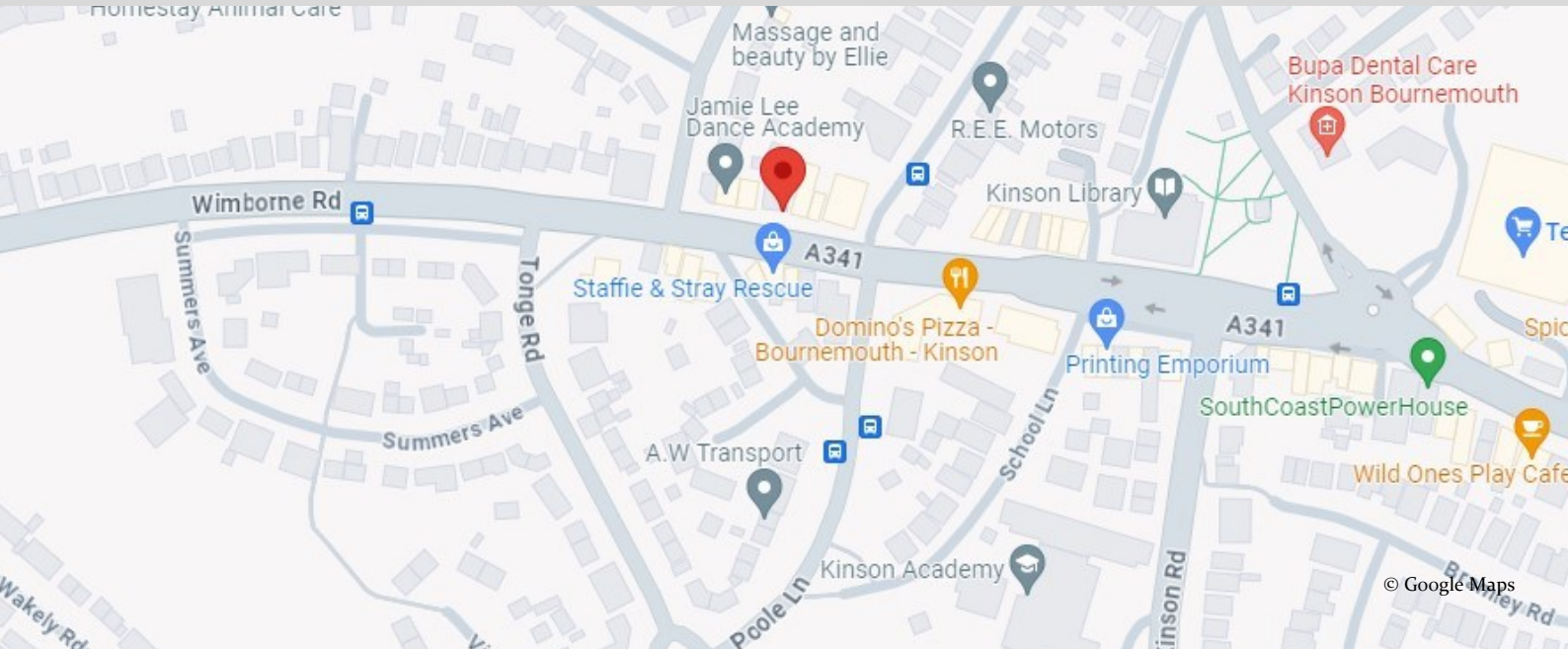
The incoming tenant will be responsible for their own legal fees.

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.