

## FOR SALE / TO LET

### Double Shop Unit (597 sq ft)

At

166-168 Ashley Road  
Parkstone  
Poole BH14 9BY

- ◆ Situated on a busy main arterial road link between Bournemouth and Poole
- ◆ On-street parking adjacent
- ◆ 37' street frontage
- ◆ Part recessed shop front
- ◆ Retail area – 597 sq ft  
+ recessed shop front 106 sq ft
- ◆ New lease (To Let) or For Sale
- ◆ Rent - £14,000 pax
- ◆ Or Sale Price - £150,000 (999 year lease)



## LOCATION

The property is situated in an established secondary commercial location at the eastern end of this busy main arterial road, immediately opposite the junction with Loch Road.

The Poole Retail Park, with occupiers including John Lewis, Homebase, Home Bargains and Next Home is a short distance away. Ashley Road is a main bus route and serves the densely populated immediate vicinity of Parkstone and Branksome.

## ACCOMMODATION

### Ground Floor

#### Shop

Internal width – 36' max

Depth 21' 9" max  
(to include recessed shop front)  
16' 7" min

Net Retail Area 597 sq ft  
Recessed Shop 106 sq ft  
Front

Kitchen / Stockroom 64 sq ft  
With stainless steel single drainer sink unit

#### Cloakroom / WC



## MEANS OF DISPOSAL

### To Let

On a new lease, terms to be agreed at a commencing rent of £14,000 pax

### For Sale

Price £150,000 on a new 999 year ground lease at a peppercorn rent.

## BUSINESS RATES source: [www.voa.gov.uk](http://www.voa.gov.uk)

Rateable Value - £12,250  
Some Small Business Rate Relief will apply, subject to status

## ENERGY PERFORMANCE CERTIFICATE

Expired and recommissioned

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:-



Steve Chiari  
[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)  
01202 550245



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