

# TO LET

## Shop / Office

At

**3 Bank Parade  
Bryant Road  
Wallisdown  
Poole  
BH12 5DL**

- ◆ Secondary location adjacent busy main arterial route (Wallisdown Road)
- ◆ Opposite Marshall BMW / Mini
- ◆ Close to subway
- ◆ Forecourt car parking adjacent
- ◆ 509 sq ft ground floor unit
- ◆ Suit shop or office (Class E)
- ◆ New lease by negotiation
- ◆ Rent - £8,500 pax
- ◆ No rates payable, subject to status



## LOCATION

This end of terrace property occupies a secondary location only 20 yards from the junction with Wallisdown Road and the shopping centre in the suburb of Wallisdown.

The Marshall BMW / Mini main dealership is immediately opposite with Subway and Tesco Express only yards away as well as a good mix of other retail / office users.

Wallisdown Road (A3049) is an extremely busy main arterial route from Bournemouth to the north of the Bournemouth / Poole / Christchurch conurbation and Wallisdown is a densely populated residential suburb in an established commercial location.

## ACCOMMODATION

### Ground Floor

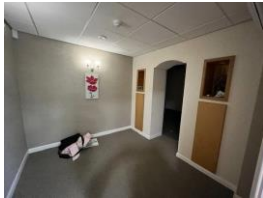
#### Shop / Office

Internal width – 22'6" max

Depth                    27'8" max  
                                  13'2" min

Net Floor Area – 509 sq ft

(Currently divided into  
4 offices)



### Cloakroom / WC

#### Staff Kitchen

#### Staff Cloakroom / WC

Door to rear service road



## LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of £8,500 per annum exclusive, subject to periodic reviews.

## BUSINESS RATES

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

Rateable Value - £7,600

Small Business Rate Relief will apply, subject to status

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C

The full EPC and recommendations report are available on request.

## 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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