



Primmer Olds **BAS**

TO LET

Established Business For Sale

'CYBER SERVICES', 298 HOLDENHURST ROAD, BOURNEMOUTH, DORSET BH8 8AY

KEY FEATURES

- Business For Sale
- Busy trading location along Holdenhurst Road
- 100% Small Business Rates Relief (subject to eligibility)
- Nearby occupiers include Tesco Express, Halford Auto Centre & Aldi
- Total NIA 589 Sq. Ft./ 54.75 Sq.M
- Located 1.5 miles northeast of Bournemouth town centre



Primmer Olds B-A-S
43 High Street, Wimborne, Dorset, BH21 1HR
Enquiries: Call us on 01202 887 555



CALL US ON 01202 887 555 | WWW.PRIMMEROLDSBAS.CO.UK

'CYBER SERVICES' 298 HOLDENHURST ROAD

DESCRIPTION

The premises occupy an established secondary trading position fronting the busy Holdenhurst Road approximately 1.5 miles northeast of Bournemouth town centre.

A nearby Tesco Express store is situated on the same side of the road where there is also a Halfords Auto Centre, and an Aldi supermarket is located a few yards on the opposite side of the road.

The subject property comprises a spacious ground floor sales space with an additional kitchen space and wc. The basement has been recently refurbished and provides a well-lit, good sized space suitable for either storage or office use.

Cyber Services is a well established business providing data and cyber security and intelligence services for over nine years.

ACCOMMODATION

| Floor Areas | Sq Ft | Sq M |
|----------------------------|------------|--------------|
| Sales Area | 362 | 33.66 |
| Kitchen | 31 | 2.86 |
| Basement | 196 | 18.25 |
| Total Internal Area | 589 | 54.77 |

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

EPC

Asset Rating C66

TERMS

We are advised that the landlord will be willing to grant a new full repairing and insuring lease for a term to be agreed at £8,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

The incoming purchaser/tenant will be required to pay £550 plus VAT to the Landlord's managing agent for drafting the tenancy agreement/rent deposit deed.

PREMIUM

A premium of £20,000 is sought for the leasehold interest, goodwill, trade fixtures fittings and equipment (list of equipment can be provided)

TRADING HOURS

Monday to Friday 8.30am-5pm
Saturday 9am-2pm
Sunday 9.30am-2pm

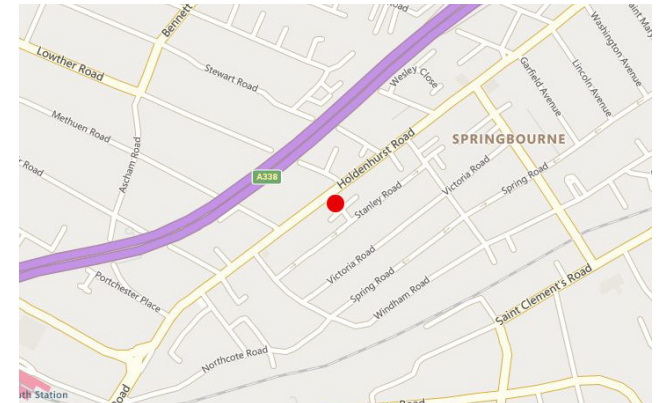
RATES

Rateable Value £7,800

Source - voa.gov.uk

The 2024/2025 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.



PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, café, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

VIEWING & FURTHER INFORMATION: CALL 01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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