



Primmer Olds **BAS**

# TO LET

## Well Located Class E Unit with Parking

537 WIMBORNE ROAD, BOURNEMOUTH, DORSET BH9 2AP

### KEY FEATURES

- Net Potential Sales Area – 600 Sq. Ft. (55.76 Sq. M.)
- Internal Width: 16'8" (5.08 m)
- Allocated Parking at the Rear
- Use Class 'E'
- 100% Small Business Rates Relief (Subject to Eligibility)
- Available on a new lease at a rental of £10,800 per annum, exclusive.



Primmer Olds B-A-S  
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Enquiries: Call us on 01202 887 555



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# 537 WIMBORNE ROAD

## LOCATION

The densely populated Bournemouth suburb of Winton is situated approximately 2 miles north of the town centre and is characterised by a vibrant retail scene featuring a broad range of national and local retailers.

Winton has a large resident population of students attending Bournemouth University and The Arts University College Bournemouth both of which have campuses approximately one mile away.

The area also plays host to a significant number of foreign students attending the many language schools with which Bournemouth is synonymous.

The premises occupy a good trading position within Winton's main shopping thoroughfare close to a branch of Sainsbury's Local.

## DESCRIPTION

The unit currently comprises a front office/reception area, a partitioned office, kitchen/staffroom, storeroom and WC. The partitioned office is a stud partition therefore could be removed to provide a larger sales area.

The unit has rear access and benefits from a car parking space which is accessed off Calvin Road which leads to the rear of the premises.

## ACCOMMODATION

Floor Areas		
Internal Width	16'8"	5.08 m
Built Depth	43'1"	13.13 m
Net Potential Sales Area	600 Sq. Ft.	55.76 Sq. M.
Kitchenette		
WC		
Lean to Storage	53 Sq. Ft.	4.92 Sq. M.
Allocated Parking at the Rear		

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

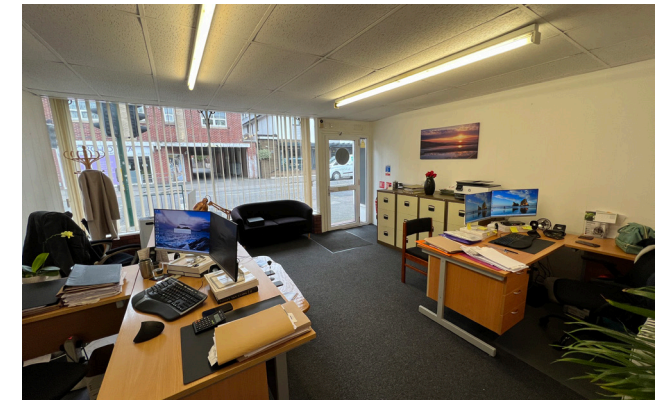
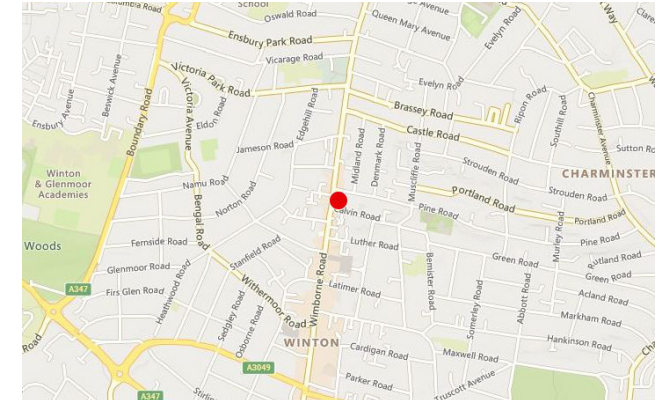
## TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £10,800 per annum exclusive.

The Lease will incorporate upwards only rent reviews every three years.

## 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, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.



**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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## RATES

Rateable Value                      £10,000

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.

## EPC

Asset Rating                              C (63)

## 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.



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