



Primmer Olds **BAS**

# TO LET

## Class E Main Road Shop Premises

1498 WIMBORNE ROAD, KINSON, BOURNEMOUTH, DORSET BH11 9AD

### KEY FEATURES

- Class E Premises in a busy trading location fronting Wimborne Road
- Suitable for an array of uses (STP)
- Highly Visible Unit
- 100% Business Rates Relief (subject to eligibility)
- Net Potential Sales Area 753 Sq. Ft. (73.14 Sq. M.)



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



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# 1498 WIMBORNE ROAD

## LOCATION & DESCRIPTION

The busy Bournemouth suburb of Kinson is located approximately 5 miles north of the town centre and provides good local shopping facilities for the densely populated surrounding area whilst also offering excellent potential for passing trade.

The shopping facilities are located principally along the A341 which is the main northern arterial route serving the conurbation. Tesco Superstore is positioned nearby which is a 22,200 Sq. Ft. store with 243 car parking spaces in Kinson's heart close to the subject premises.

Nearby occupiers include Age UK, Domino's, Romeo's Piri Piri and various other local businesses.

The premises features an aluminium framed shop front, laminated floor and suspended acoustic tiled ceiling with concealed fluorescent/LED lighting and benefits from air conditioning and extraction.

Most recently operating as a Fish and Chip shop, the premises provides a large main sales/counter area with a separate kitchen space and additional rear storage (with sink unit), along with two WC's.

The property benefits from rear access with parking available on a first come first served basis.

## IMPORTANT NOTE

The marketing of these premises are being undertaken with the agreement of the current tenant, in order to mitigate the losses of the landlord and those of the tenant but strictly without prejudice to the rights of the landlord in respect of arrears of rent, current and future rents and other obligations of the tenant.

## ACCOMMODATION

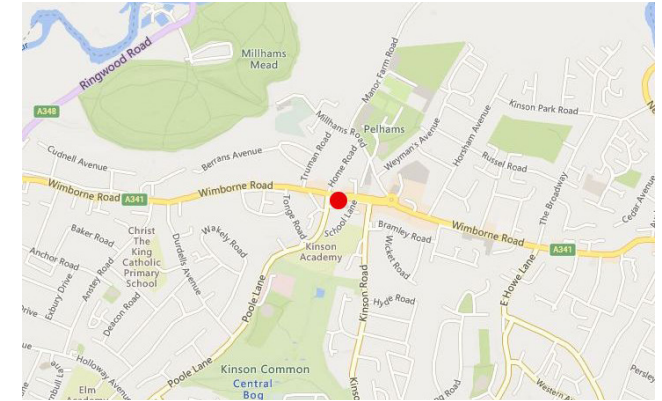
<b>Gross Frontage</b>	<b>18' 0"</b>	
<b>Internal Width</b>	<b>17' 1"</b>	
<b>Shop Depth</b>	<b>47' 2" (Max)</b>	
	<b>Sq. Ft.</b>	<b>Sq. M.</b>
<b>Sales Space</b>	<b>446 Sq. Ft.</b>	<b>41.45 Sq. M.</b>
<b>Kitchen</b>	<b>122 Sq. Ft.</b>	<b>11.32 Sq. M.</b>
<b>Rear Storage</b>	<b>35 Sq. Ft.</b>	<b>3.24 Sq. M.</b>
<b>2 x WC's</b>		
<b>Current Total NIA</b>	<b>603 Sq. Ft.</b>	<b>56.01 Sq. M.</b>
<b>Potential NIA</b>	<b>753 Sq. Ft.</b>	<b>70.01 Sq. M.</b>

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 effective full repairing and insuring lease (by way of a service charge) for a term to be agreed, at a rental of £12,000 per annum, exclusive.

It is understood that the rent will not attract VAT.



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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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## PLANNING

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

## EPC

Asset Rating                    E111

## RATES

Rateable Value                £9,800

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.

## 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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