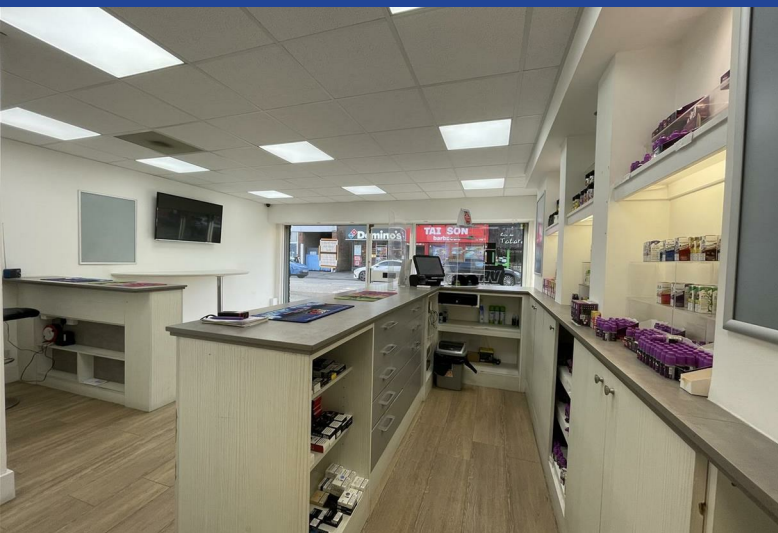




493 Wimborne Road  
Winton, Bournemouth, BH9 2AW

£12,500 Per Annum





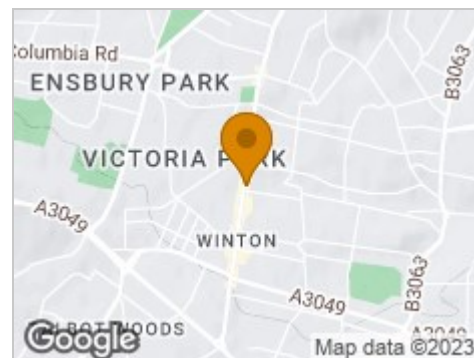
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



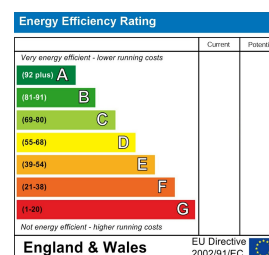
- Commercial Shop
- Available now

## Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

301 Wimborne Road, Bournemouth, BH9 2AA  
Tel: 01202548855 Email: [info@sladesproperty.co.uk](mailto:info@sladesproperty.co.uk) <https://www.sladesproperty.co.uk>

## A vacant shop located in the heart of Winton High Street



### SITUATION AND DESCRIPTION

Winton is a busy and popular suburb that is approximately 2 miles north of Bournemouth Town Centre. Winton serves the affluent residential area of Talbot Woods and the high density residential accommodation either side of Wimborne Road. The residential areas are predominantly owner occupied housing but there is also student housing due to the proximity to the Bournemouth University campus at Wallisdown.

The property is located within the prime shopping area of Winton where you have a healthy mix of both local and national occupiers. Occupiers include Waitrose, Wilkinson, Lidl, Coffee No.1, Boots and WH Smith. Neighbouring the subject property is a busy Sainsburys Local Store

The subject property comprises a sizeable ground floor shop that has been partitioned at the rear to form a large storage area, kitchen and cloakroom. There is a rear access and 1 parking bay at the rear.

