



447-457 Wimborne Road

, Bournemouth, BH9 2AN

£200,000 Price on Application



Road Map



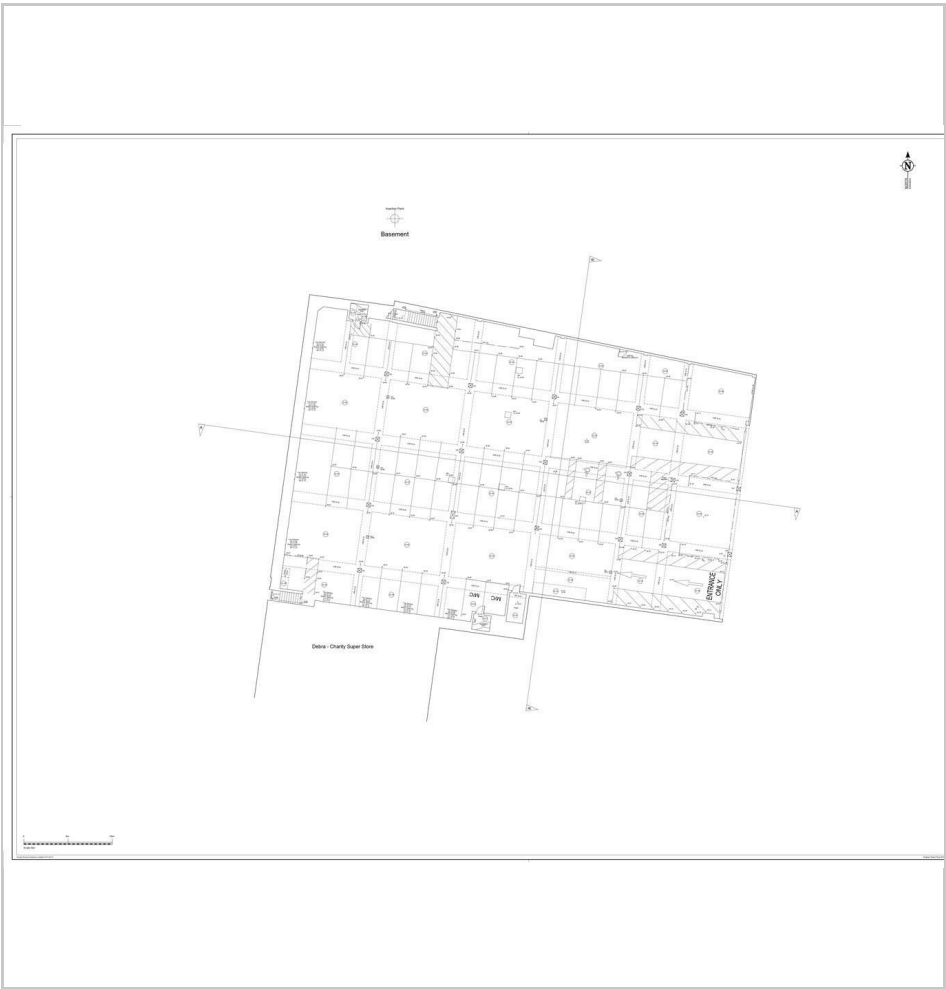
Hybrid Map



Terrain Map



Floor Plan



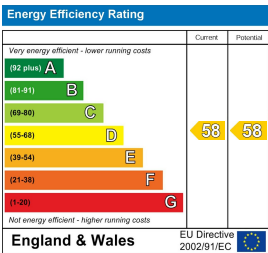
- Prime location upon Winton High Street (former WILCO site)
- Approx 16,054 sq ft of ground floor retail
- Similar size 1st Floor Storage/offices etc
- Undercroft parking for approx 58 cars
- 12 Private staff parking spaces
- Adjacent large public car park (pay and display)
- Articulated lorry access with 2,000 KG goods lift
- Separate passenger lift to first floor storage
- Chilled storage area, with back up generator in the event of power outage
- Set amongst national retailers

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**FORMER WILCO SITE ON WINTON HIGH STREET OFFERING APPROX 16,000SQ FT GROUND FLOOR
RETAIL AND SIMILAR FIRST FLOOR, LOADING BAYS AND APPROX 58 PARKING SPACES**



Winton High Street is a strong district centre located approx 1.5 miles North of Bournemouth Town Centre and just over a mile from the main A338 entering Bournemouth itself. The property occupies a prominent location fronting Wimborne Road. Occupiers within the vicinity include Iceland, Pound Land, Boots, Sainsbury's Local, Tesco Local Lidle and a Weatherspoons Pub.

The ground floor retail unit benefits from one of the largest shop fronts along the high street. The wide glass windows at the front provide the perfect display for any business looking to draw attention to their product, allowing plenty of natural light into the unit. The retail space itself is mostly open plan, which gives a blank canvass for potential tenants to design as they feel best. The first floor, which is of a similar size is arranged as offices and storage areas. Additional benefits include Kitchen facilities, WC's and rear loading access from the service area at the rear.



