



## 691 Wimborne Road, Bournemouth, BH9 2AT £850 PCM



EMPTY RETAIL UNIT - 604 SQ FEET

USE CLASS E

AVAILABLE NOW

WINTON/MOORDOWN LOCATION

Opportunity to rent a commercial premises in a highly sought-after location on Wimborne Road, Winton, surrounded by shops, eateries and many local amenities.

The unit recently traded as a retail shop and is ready for trading with a neutral base and modern bathroom and kitchenette area. It is located in a prominent position with a large amount of footfall.

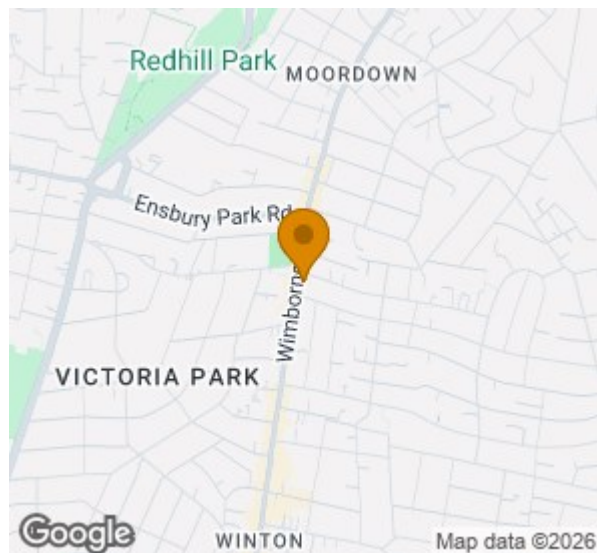
RENT: £950 PER CALENDAR MONTH

DEPOSIT: £2850

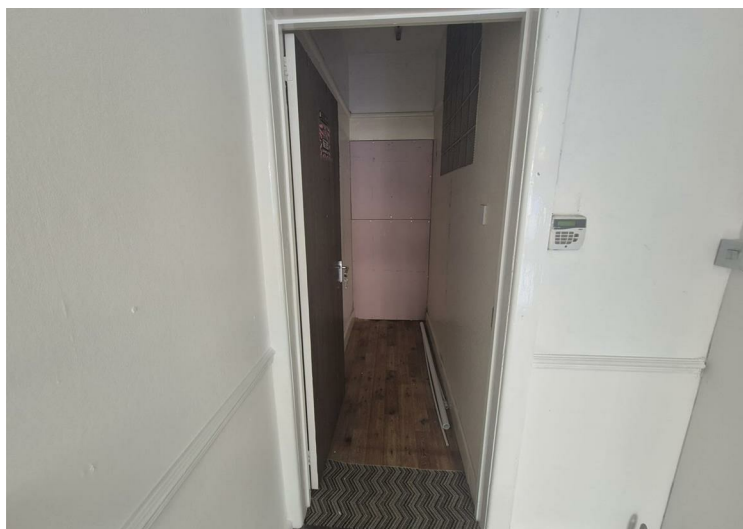
LEASE: NEGOTIABLE

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01202 315 800



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	50
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.