NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

A2/A1 Unit

at

808/810 Wimborne Road
Moordown
Bournemouth
BH9 2DT

*** 986 sq ft**
*** Prominent Corner Location**
*** Air conditioning**
*** Carpeted throughout**
*** New Lease**
*** £13,500 per annum exclusive**

01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The property occupies a highly prominent corner location at the junction with Oswald Road on this busy main arterial road and bus route.

The main shopping area of Winton is less than a mile away and there is a good mix of specialist retailers and office occupiers within the immediate vicinity.

The property benefits from on street car parking both on Wimborne Road and Oswald Road.
.

ACCOMMODATION

Internal Width	29'2"
Depth	33'9"

Total Sales Area 986 sq ft

Currently divided into 3 separate rooms

Two Cloakrooms
Kitchen

The premises have air conditioning, fitted carpets throughout and perimeter trunking.

LEASE

The premises are available by way of a new lease, terms to be agreed at a commencing rent of **£13,500** per annum exclusive.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £11,000
Small Business Rate Relief may apply

PLANNING

A1 Retail

A2 Office

ENERGY PERFORMANCE CERTIFICATE

Assessment Band: D (96)

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through Agent:-

Contact – Stephen Chiari

stevec@nettsawyer.co.uk / 01202 550245

NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.