

TO LET

A2/A1 OFFICE/SHOP

ON BUSY MAIN
THROUGHFARE

at

78 Castle Lane West
Bournemouth
BH9 3JU

- ◆ Located on one of the busiest roads in Dorset
- ◆ Established Parade
- ◆ 475 sq ft net floor area
- ◆ Kitchen and cloakroom
- ◆ One on site car space
- ◆ Only **£8,500** per annum exclusive



LOCATION

The property is situated in a long established parade of shops on this busy main arterial route on the south side of Castle Lane West (A3060) between the junctions with West Way and Redbreast Road North. There is on street car parking adjacent.

Castle Lane West is a main bus route.

ACCOMMODATION

Ground floor

<u>Front Office/Shop</u>	Internal Width	13' 3"
	Internal Depth	19' 4"
	Net Retail Area	256 sq ft
<u>Rear Office 1</u>		132 sq ft
<u>Rear Office 2</u>		87 sq ft
<u>Kitchen Area</u>		
<u>Cloakroom/WC</u>		

Outside 1 car space accessed off rear service road.

LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of **£8,500** per annum exclusive subject to periodic reviews.

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

Rateable Value: £5,700
100% small business rates relief may apply



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.

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band D (98)

The full EPC and recommendations report are available on request.

VIEWING AND FURTHER INFORMATION

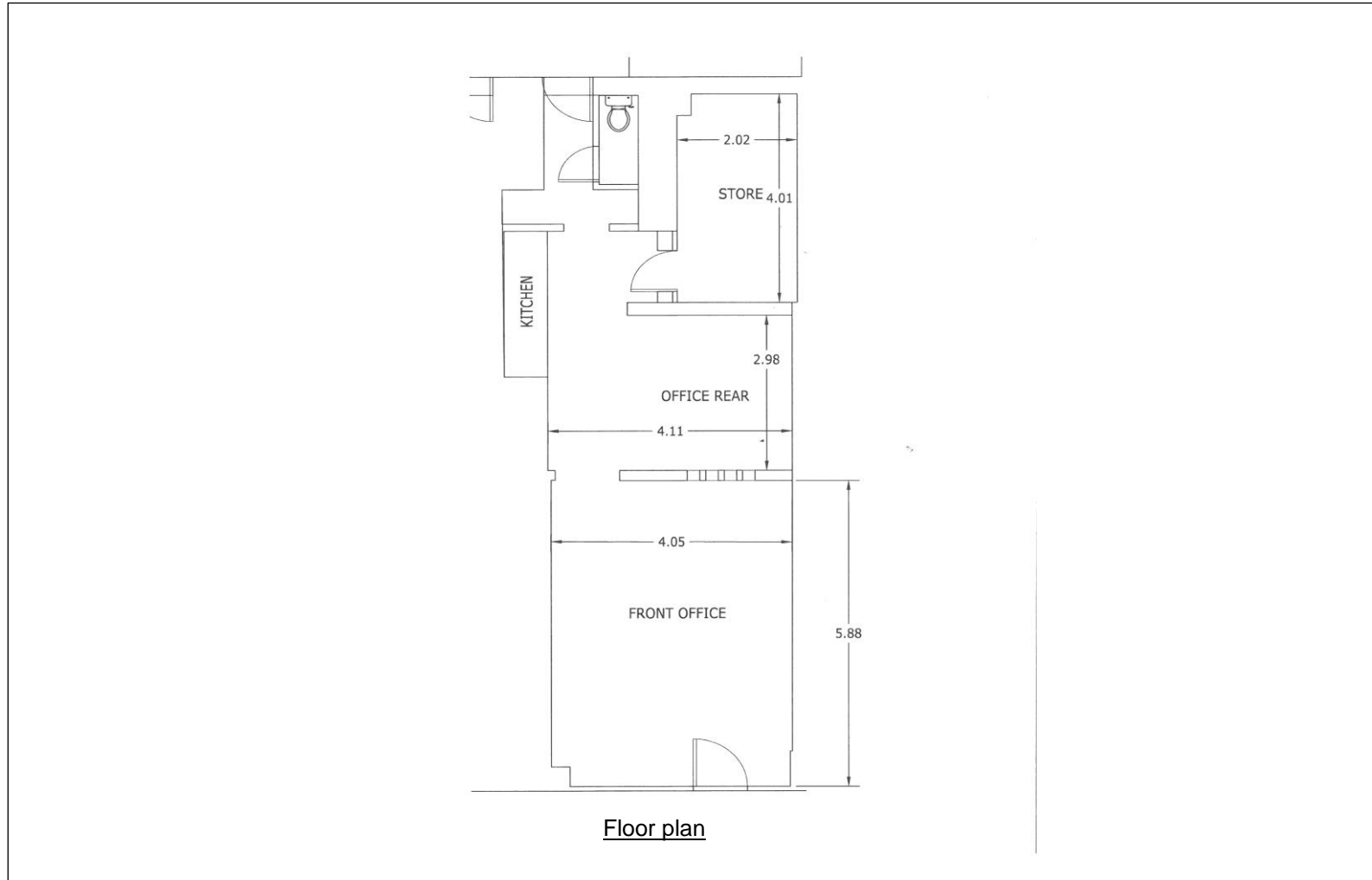
Strictly by appointment through Sole Agent:-

Contact – Stephen Chiari

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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, UTILITIES 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.



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