

TO LET

Well Located Lock Up Shop at

69 High Street
Wimborne
BH21 1HS

- ◆ Busy main road location on established High Street
- ◆ Modern 411 sq ft shop
- ◆ New lease
- ◆ Close to Library and Crownmead shopping Centre
- ◆ Rent **£15,500** per annum exclusive



LOCATION

The premises are located in the High Street next to the Bell Public House, close to Coral and a short distance from the pedestrian access leading from the High Street to the Library and the Crownmead Shopping Centre, where multiple traders are represented including Safeway, Boots, W H Smith and Hays Travel.

ACCOMMODATION

A single fronted lock up shop with stockroom, storeroom and toilet. The accommodation, with approximate dimensions, is as follows :-

Internal width	-	14'9" max
Internal depth	-	27'6" max
Overall sales area	-	411 sq ft
Fluorescent lighting.		

Additional Retail

12'3" max x 9'9" max (119 sq ft)

Office

9'6" max x 6'5 max.

Door to outside

Corridor/Kitchenette

15'9" max x 4'5" max.

Electric hot water heater stainless steel single drainer sink with cupboard under.

Rear WC Low level wc.

LEASE

New full repairing and insuring lease with a commencing rental of **£15,500** per annum, exclusive, subject to contract, other terms by negotiation.

Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax and all interested parties must satisfy themselves as to the incidence of VAT in respect of any transaction.

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

Rateable value - £15,000

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band D

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 agents: -



Steve Chiari
stevec@nettsawyer.co.uk
01202 550245