

TO LET

Ground & First Floor Retail Premises

at

**19 Eastbrook Row
Crownmead
Wimborne
BH21 1HN**

- ◆ Ground and first floor shop
- ◆ Retail area approx 650 sq ft
- ◆ New lease
- ◆ Close to Waitrose Supermarket and car park
- ◆ Rent **£14,000** per annum exclusive
- ◆ No rates (subject to status)



LOCATION

The premises are located in a parade of shops and other users on Eastbrook Row which connects East Street with Crownmead Shopping Centre and is close to Waitrose Supermarket and car park. Wimborne is an attractive market town with a wide catchment area and attracts a considerable influx of tourists particularly visitors to the Minster.

ACCOMMODATION

The accommodation is currently arranged as a ground floor retail unit with first floor ancillary accommodation. The premises would be suitable for many uses subject to any necessary consents.

The accommodation with approximate dimensions only is as follows:-

<u>Ground floor width</u>	18' max reducing to 13'6" at the rear
<u>Ground floor depth</u>	40' max
<u>Retail area</u>	650 sq ft approx.

Rear lobby door to service yard and stairs to first floor

First Floor width 18'11" max

First Floor depth 26' max

Kitchen with stainless steel sink unit and separate WC

LEASE

New full repairing and insuring lease by way of service charge contribution for a term to be agreed at a commencing rental of **£14,000** per annum exclusive.

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

Rateable value - £9,300

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band E

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: -



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