

# TO LET

**Former Job Centre  
(suitable for a variety of  
uses subject to planning  
approval)**

**At**

**609 Wimborne Road  
Bournemouth BH9 2AR**

- ◆ Modern detached premises
- ◆ Well presented
- ◆ Front forecourt and parking for 8 cars at the rear
- ◆ New lease
- ◆ Rent **£20,000** per annum exclusive



## LOCATION

The property is situated on the main Wimborne Road between the shopping centre of Winton and Moordown and adjoins Winton Police Station

## ACCOMMODATION

Modern detached premises previously operating as a supermarket (Fine Fare) and more recently as a Government Job Centre.

The detached premises comprise some 6,290 sq ft gross on the ground floor, 5,970 sq ft net and have the benefit of gas fired central heating and air conditioning.

At first floor level there is a mezzanine of 2,045 sq ft gross, 1540 sq ft net.

Facilities include ground floor ladies cloakroom and disabled toilet and first floor men's toilet.

The premises benefit from a modern front elevation and are well presented.

## Outside

The premises have a forecourt at the front and car parking at the rear for approximately 8 cars.

## Dimensions

**Ground floor** 43'6" x 144' - 5,970 sq ft

Ladies toilet comprising two WC cubicles, wash hand basin and disabled toilet

**First Floor** 1,540 sq ft

Kitchen area with worktop, stainless steel sink unit with cupboards under and hot and cold water.

Mens toilet, 1 WC, 1 urinal and two wash hand basins with hot and cold water.



## LEASE

New full repairing and insuring lease with a commencing rental of **£20,000** per annum, exclusive for a new two year term, other terms by negotiation, subject to contract.

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.

**Planning – Use A1 Retail** - All interested parties are advised to make their own independent enquiries regarding any existing planning consents or use and their own proposed use for the premises to Planning Services, BPC Council, Town Hall, Bournemouth, Dorset. Tel: (01202) 451451.

**BUSINESS RATES** (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable value - £41,500

## 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: -



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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.