

TO LET

LOCK UP SHOP

at

1436 Wimborne Road
Kinson
Bournemouth BH10 7AS

- ◆ Busy main road location in centre of established Bournemouth suburb
- ◆ Newly refurbished shop of 366 sq ft
- ◆ Fitted kitchen and cloakroom
- ◆ Rent only **£7,000** per annum exclusive
- ◆ No rates (subject to status)
- ◆ Available July 2021



LOCATION

The property is situated at the eastern end of the central Kinson Shopping Centre, close to the junction with Kitscroft Road, enjoying a good secondary trading position and with the benefit of limited on-street car parking adjacent.

There is a good mix of established local and national retailers in Kinson including Costa Coffee and a Tesco superstore.

ACCOMMODATION

Shop

Internal Width: 18'4" max
Depth: 22'3"
Area: 366 sq ft

Kitchen

Cloakroom / WC

LEASE

The premises are offered by way of a new full repairing and insuring lease at a commencing rent of **£7,000** per annum exclusive, terms to be agreed.

LANDLORD COSTS

Landlords legal costs to be paid by incoming tenant

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band D (88)

The full EPC and recommendations report are available on request.



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

To be separately assessed but very likely to be under the £12,000 small business rates relief threshold.

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.

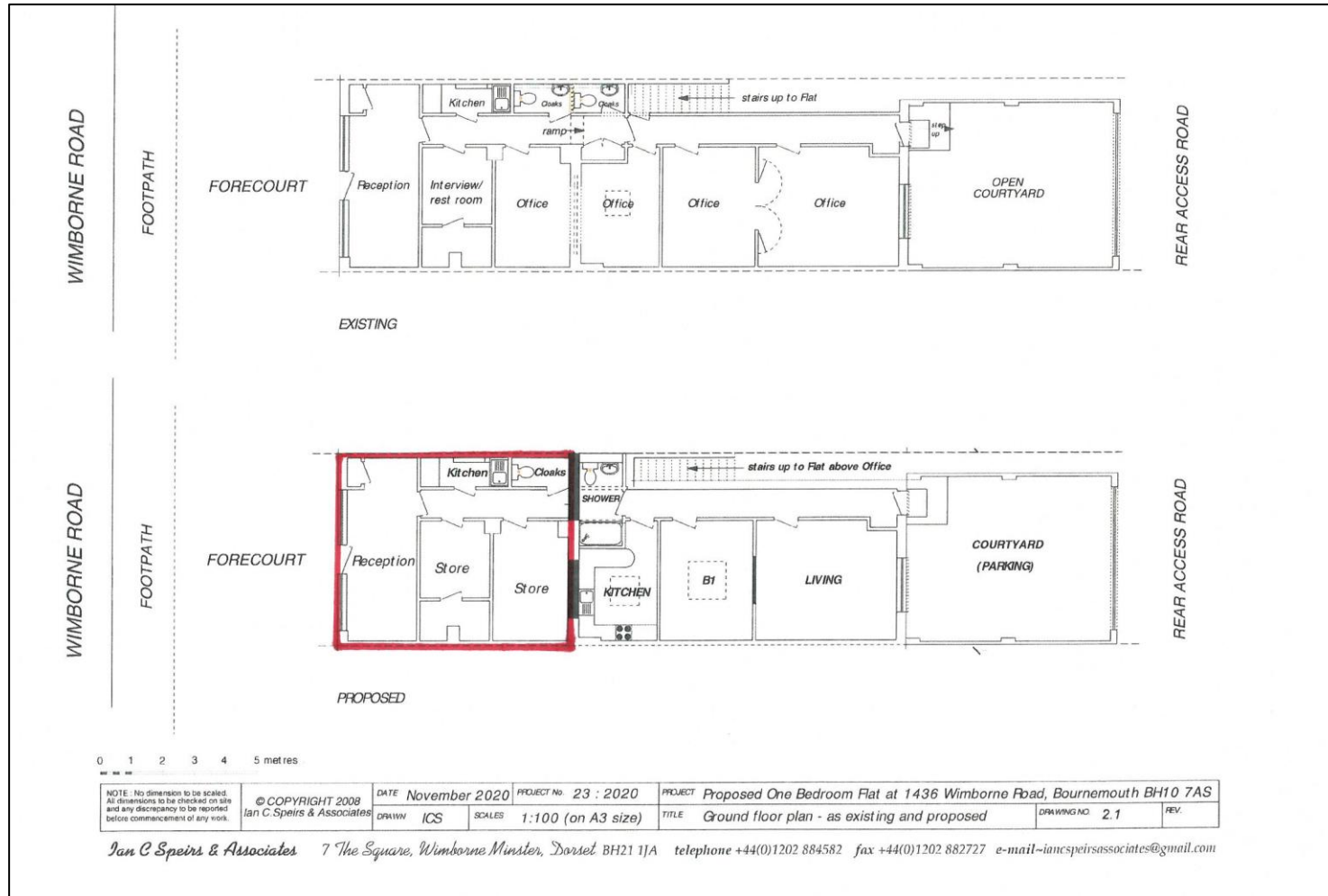
VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents:-

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.