

SHOP TO LET

In Parkstone Centre

At

342 Ashley Road
Parkstone
Poole
BH14 9DF

- ◆ Next door to Co-op and close to Greggs, British Heart Foundation and Savers
- ◆ Adjacent main central bus stop
- ◆ 441 sq ft lock up shop
- ◆ Electric steel roller shutter
- ◆ Rent - £11,500 per annum exclusive
- ◆ New lease
- ◆ No rates payable, subject to status
- ◆ Sole agents



LOCATION

The property is situated in one of the best trading spots in this busy Poole suburb on the northern side of Ashley Road, being immediately adjacent Co-op and a few doors away from Greggs, Savers, Corals and British Heart Foundation and immediately adjacent the principal bus stop in the centre.

Ashley Road is a principal arterial route lining Bournemouth and Poole being approximately 4 miles equidistant and serves the densely populated immediate vicinity.

There is limited on-street car parking both sides of Ashley Road very nearby.

ACCOMMODATION

Ground Floor

Shop

Internal width – 15'4" Front

12' Rear

Depth 32'8"

Net retail area 441 sq ft



Cloakroom / WC

Small enclosed rear yard

LEASE

The premises are offered on a new full repairing and insuring lease terms to be agreed at a commencing rent of £11,500 per annum exclusive, subject to periodic rent reviews.

BUSINESS RATES

 source: www.voa.gov.uk

Rateable Value - £8,000

Small Business Rate Relief will apply, subject to status

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C

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.

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:-



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