

TO LET

Shop / Office (Class E)

at

583 Wimborne Road
Winton
Bournemouth
BH9 2AR

- * Busy main arterial road and bus route opposite Winton Library
- * Limited on street parking
- * One onsite car space to rear
- * Forecourt
- * New Lease
- * £8,500 per annum exclusive
- * No rates payable, subject to status



LOCATION

The property occupies a secondary trading location on the eastern side of this busy main arterial road being immediately opposite Winton Library and the junction with Library Road and close to Winton Police Station.

There is limited on street car parking along Wimborne Road which is a main bus route.

ACCOMMODATION

Ground floor

Forecourt

Providing one car space, if required or display

Shop

Internal Width 15'3" max
 11'3" min

Depth 31'7"

Net Floor Area 428 sq ft



Kitchenette

Cloakroom / WC

Outside

One allocated car space to rear

LEASE

The property is available by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of **£8,500** per annum exclusive, subject to periodic reviews.

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

Rateable Value: £6,100

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 Agent:-

Contact – Stephen Chiari

stevec@nettsawyer.co.uk / 01202 550245



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