NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

Shop / Office

3 Bank Parade
Bryant Road
Wallisdown
Poole
BH12 5DL

- Secondary location adjacent busy main arterial route (Wallisdown Road)
- Opposite Marshall BMW / Mini
- And close to Subway
- Forecourt car parking adjacent
- 509 sq ft ground floor unit
- Suit shop or office (Class E)
- New lease by negotiation
- Rent - £8,500 pax
- No rates payable, subject to status



01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

This end of terrace property occupies a secondary location only 20 yards from the junction with Wallisdown Road and the shopping centre in the suburb of Wallisdown.

The Marshall BMW / Mini main dealership is immediately opposite with Subway and Tesco Express only yards away as well as a good mix of other retail / office users.

Wallisdown Road (A3049) is an extremely busy main arterial route from Bournemouth to the north of the Bournemouth / Poole / Christchurch conurbation and Wallisdown is a densely populated residential suburb in an established commercial location.

ACCOMMODATION

Ground Floor

Shop / Office

Internal width	22'6" max
Depth	27'8" max
	13'2" min
Net Floor Area	509 sq ft

(Currently divided into 4 offices)

Cloakroom / WC

Staff Kitchen

Staff Cloakroom / WC

Door to rear service road



LEASE

The premises are offered 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 - £8,200

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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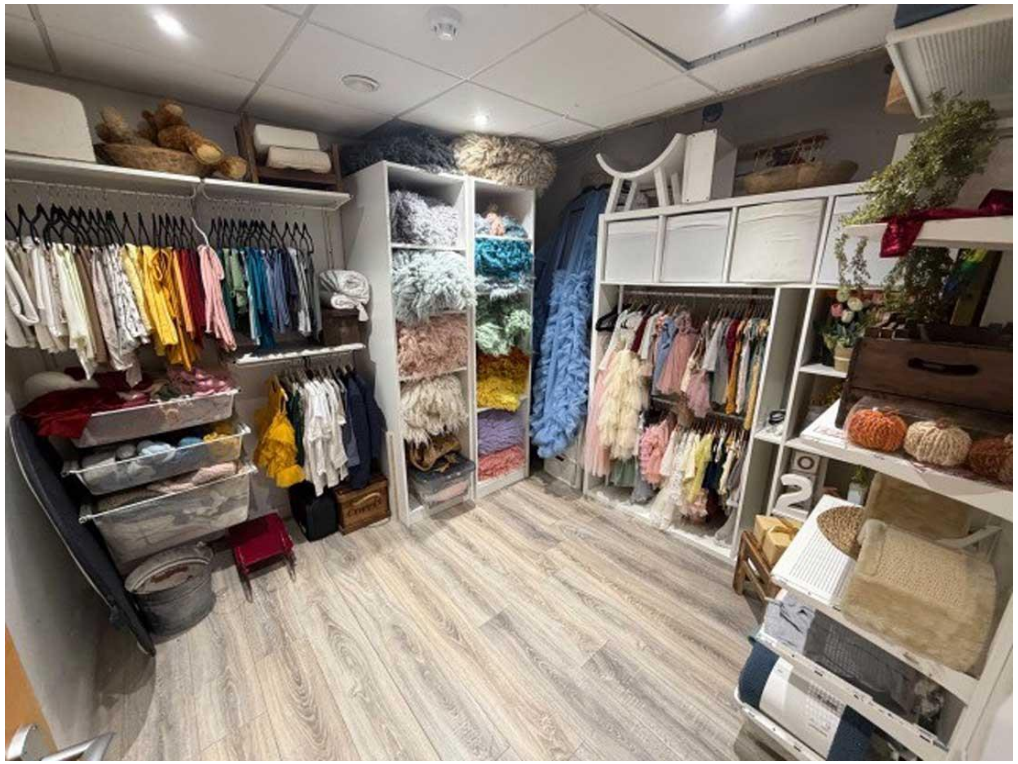
THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED 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.





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