NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

Shop / office Class E

Unit 1
830 Wimborne Road
Moordown
Bournemouth
BH9 2DT

- Located in busy secondary position on main arterial road
- On street parking adjacent
- Shop and rear office – 413 sq ft
- Rear on-site car space
- New lease
- Rent - £9,000 pax
- No rates (subject to status)



01202 556491
www.nettleshipsawyer.co.uk

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

LOCATION

The property is well located on this busy main arterial road between the junctions with Elmes Road and Oswald Road.

There is a good mix of established local retailers, professional office and café / takeaway occupiers within the immediate vicinity which serves the densely populated suburbs of Moordown, Winton, Redhill and Ensbury Park.

The unit is on a main bus route and there is on street car parking adjacent.

ACCOMMODATION

Ground floor

Shop

Internal width	11'9" max
Internal depth	23'5" min
Net retail area	275 sq ft
Rear office	138 sq ft
UPVC door to rear car park	
Total net floor area	413 sq ft

Outside

To the rear of the property is one on site car parking space.

LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of £9,000 pax subject to periodic reviews.

A minimum 3 months rent deposit will be required, subject to status.

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

Rateable Value: £5,300 (From 1st April 2026)

Small business rate relief will apply, subject to status

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (55).

The full EPC and recommendations report are available on request.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Viewing strictly by appointment through sole agents:-

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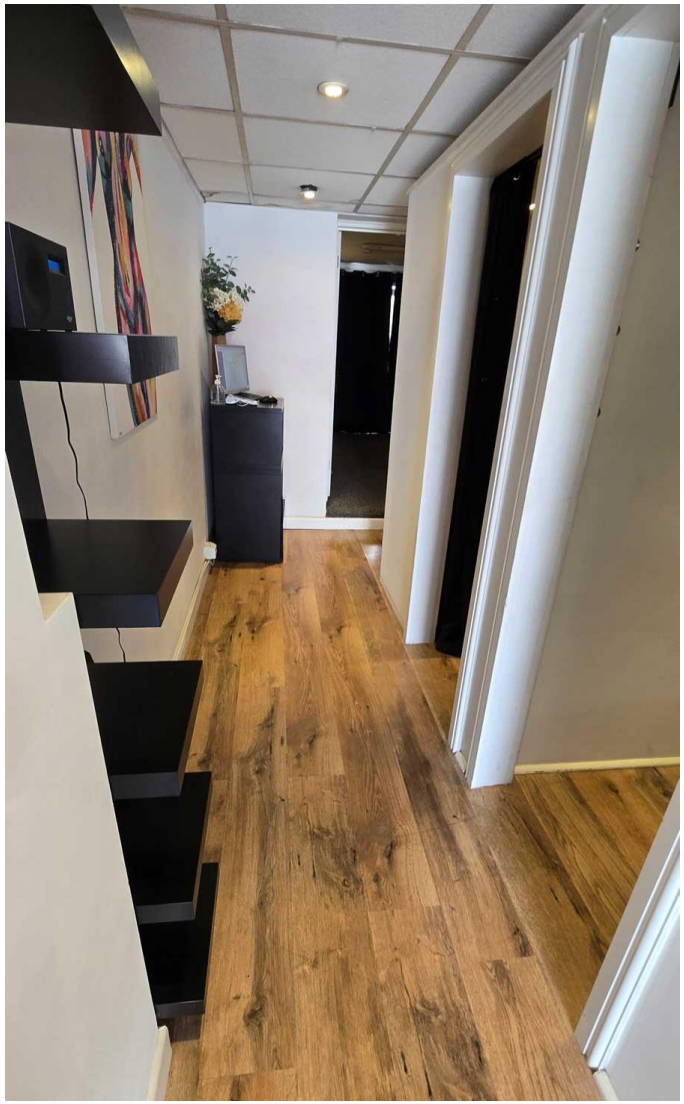
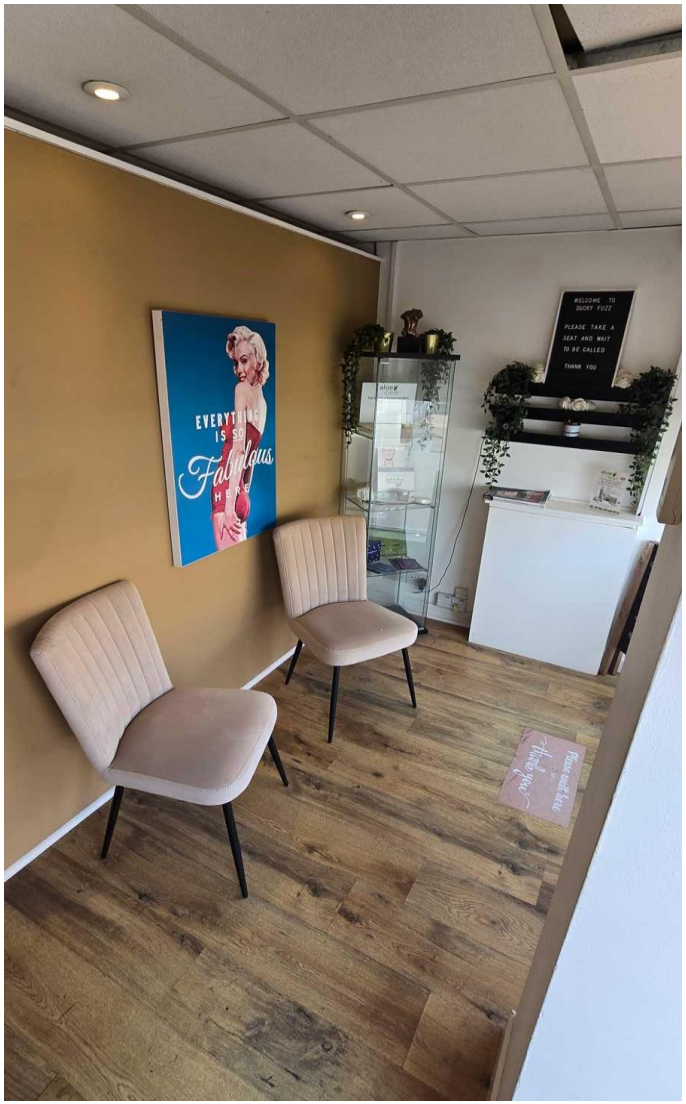
01202 556491



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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Reference: 30226/SGC

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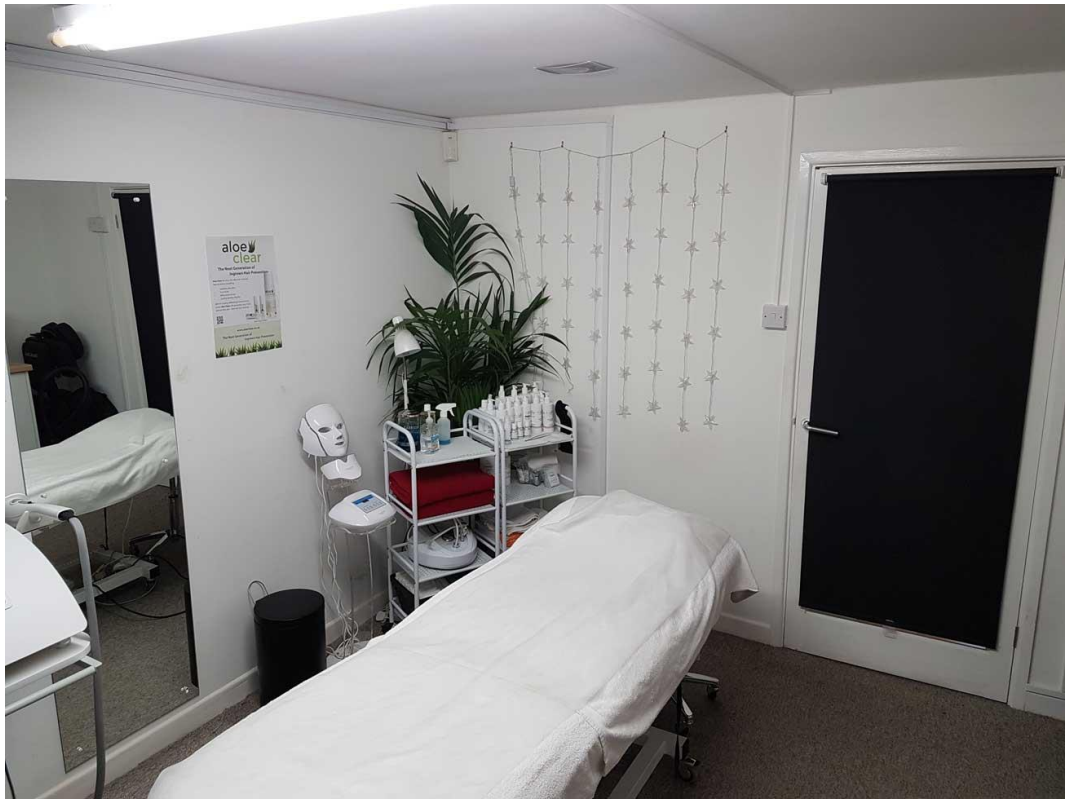

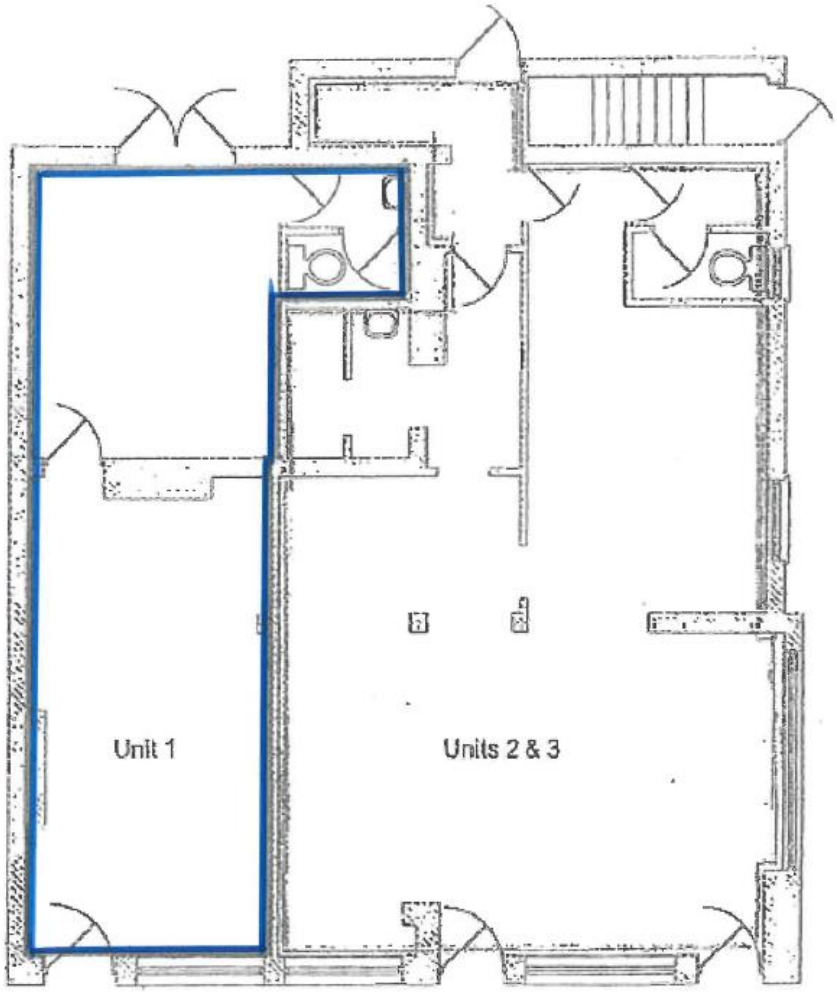

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