NETTLESHIP SAWYER | Chartered Surveyors
Commercial Property Consultants

TO LET

Detached Commercial Property with car parking (Class E)

Lake House
1B Lake Road
Hamworthy
Poole BH15 4LE

- Prominent location just off the main Blandford Road (B3068)
- Good catchment area
- Detached property
- 581 sq ft net
- Onsite parking for 5/6 cars
- Rent - £14,000 per annum exclusive
- New lease by negotiation
- No rates (subject to status)



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www.nettleshipsawyer.co.uk

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

LOCATION

The property occupies a good, prominent location immediately off Blandford Road in this affluent area approx. 1.5 miles to the west of Poole Town Centre.

Lake Road is predominantly residential but there is a good mix of retail. The local Post office is adjacent and a McColls convenience store opposite on Blandford Road.

ACCOMMODATION

Benefitting from suspended ceilings with inset lighting, fitted alarm, fitted carpets, gas central heating, fitted kitchen, outside area to rear and UPVC double glazing.

Ground floor

Internal Width	22' 8"
Depth	25' 8"
Net floor area	581 sq ft





Kitchen
With stainless steel single drainer, fitted worktops, cupboard under.

Cloakroom WC

Outside
Forecourt car parking for 5/6 cars on site.

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

Rateable value - £11,250

Small business rate relief will apply, subject to status

LEASE

Available by way of a new lease, terms to be agreed at a rent of £14,000 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (73).
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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents:-

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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.

Reference: SGC/30230

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