NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

Shop / office Class E

691 Wimborne Road
Winton
Bournemouth
BH9 2AT

- Busy main arterial road serving densely populated immediate vicinity
- Established parade opposite Tesco Express
- 396 sq ft
- On street parking opposite
- 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 shop is situated on an established parade in a good secondary trading location on this busy main arterial road.

Tesco Express and Papa Johns are immediately opposite and there is a good mix of other retailers, professional office occupiers, café's and takeaway's within the immediate vicinity.

ACCOMMODATION

Ground floor	
Shop	
Internal Width	16'0
Depth	26'4" max
	21'0" min
Net retail area	373 sq ft
Stockroom	23'4" sq ft
Kitchen	
Cloakroom / WC	

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.



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

Rateable Value: £7,100 (From 1st April 2026)
Small Business Rate Relief will apply subject to status.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (51)
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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