



TO LET

37 Glenmoor Road, Ferndown, BH22 8QE

Retail unit on established neighbourhood retail scheme

- 723.91 sq ft NIA
- Excellent parking provision
- A1 retail use with potential for alternative uses (STP)
- Potential for external seating
- Busy neighbourhood location
- Available on a new lease

Location

The property is situated in Ferndown, Dorset in an established parade of retail premises on Glenmoor Road which is accessed from the main Ringwood Road (A348) to the north-west and New Road (A347) to the south east. The development includes a substantial free car park and serves an affluent residential catchment.

Occupiers in the parade include Tesco Express, a hair salon, laundrette and Chinese takeaway. The location benefits from being in close proximity to Parley First School, producing significant footfall during peak times.

Accommodation

Approximate net internal floor areas are as follows:

Description	Sq ft	Sq m
Sales	723.91	67.25

Description

The premises are arranged on ground floor only and comprise open plan accommodation with WC at the rear of the premises. The property benefits from rear loading via a service door and rights to park two cars.

Tenure

The premises are available (subject to vacant possession) by means of a Full Repairing and Insuring Lease, for a term to be agreed.

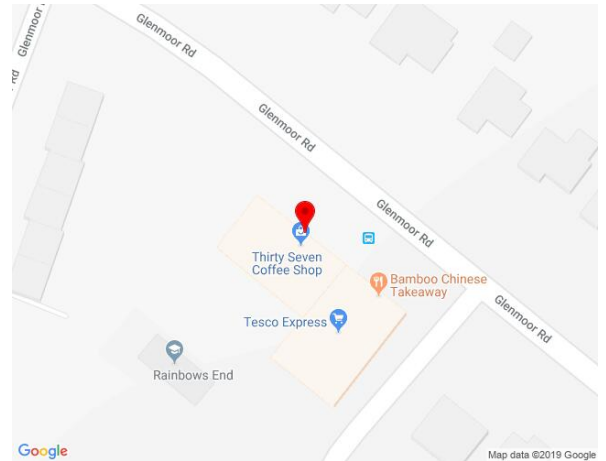
Rent

£12,500 per annum exclusive

Planning

The property has the benefit of a Planning Consent for uses falling within Class A1 of the Town & County Planning (Use Classes) Order 1987. The previous occupier successfully traded as coffee shop under this existing planning consent.

The Landlord is willing to consider alternative uses and interested parties should contact Dorset Council Planning department should they have any queries regarding their proposed use.



EPC

This property has been graded as 64(C)

Business Rates

The property has a rateable value of £8,700. Businesses who can claim Small Business Rates Relief may be able to claim 100% rates relief on this property (no rates paid).

Viewings & Further Information

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