

To Let
Main Road Lock Up Shop Unit
1496 Wimborne Road
Kinson
Bournemouth
BH11 9AD



LOCATION

The premises are located within an established parade of shops fronting the A341 Wimborne Road at its junction with Poole Lane.

The parade serves the densely populated Bournemouth suburb of Kinson, as well as having good opportunities to benefit from passing trade.

There is a large Tesco supermarket closeby where it is free to park for up to 3 hours.

DESCRIPTION

A small single fronted retail unit with main sales/ office area, rear office / store room and cloakroom with WC.

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Single Fronted Shop

Internal Width: 10'11" 3.34m

Shop Depth: 24'0" 7.32m

Net Sales Area: 226 sq ft 21 sq m

Outside:

Excellent rear servicing facilities and car parking

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed, at a commencing rent of **£4,750** per annum, exclusive.

The lease will provide for upwards only rent reviews every five years.

RATES

According to the VOA website the assessment for this property is stated as:

Shop and Premises, Rateable Value: £2,700

The small business multiplier for the year ending 31st March 2020 is 49.1p in the £.

However, for properties having a rateable value of £12,000 or less eligible occupiers should qualify for 100% Small Business Rates Relief and will thus have **no business rates to pay**

Applicants must check their eligibility with the relevant Local Authority.

For more information, visit:
<https://www.gov.uk/introduction-to-business-rates>

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.
STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party are to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Ordered and awaited.

VIEWING

By prior appointment via the sole agents Willis Commercial through whom all negotiations must be conducted.

CONTACT

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