

**To Let**  
**Main Road Shop Premises  
with Parking**

**1627 Wimborne Road  
Kinson  
Bournemouth  
Dorset  
BH11 9AR**



**LOCATION**

The busy Bournemouth suburb of Kinson is located approximately 5 miles north of the town centre and provides good local shopping facilities for the densely populated surrounding area.

There is also good potential for passing trade as the shops mostly front the A 341 Wimborne Rd which forms part of the conurbation's principal northern arterial route.

Kinson centre also features a large Tesco supermarket with 243 car parking spaces which offer free parking for up to 3 hours.

The premises occupy a good secondary trading position fronting the main shopping thoroughfare where many independent retailers are represented together with a number of major names including Costa, Lloyds Bank & Coral.

**DESCRIPTION**

A well proportioned single fronted shop with rear office / further sales area, kitchen / storeroom and WC.

One car parking space is available within the rear yard.

**ACCOMMODATION**

The accommodation with approximate areas and dimensions is as follows:

**Single Fronted Shop**

Internal Width: 17'6" (5.33m)

Shop Depth: 22'9" (6.94m)

**Net Sales Area: 356 sq ft (33.08 sq m)**

Understairs storage: 15 sq ft (1.39 sq m)

**Office/Further Sales Area: 121 sq ft (11.25 sq m)**

Kitchen/Stockroom: 97 sq ft (9.01 sq m)

Cloakroom: WC & wash basin

**Outside:**

One car parking space within rear yard.

**TERMS**

The premises are available by way of a new internal repairing and insuring lease for a term of 5 years at a rent of **£7,600** per annum exclusive (payable quarterly in advance).

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tel: 01202 887555 web: [www.williscommercial.co.uk](http://www.williscommercial.co.uk)

Willis Commercial Ltd. Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

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.

The lease will incorporate provision for a rent review after 3 years and also a mutual break option after 3 years (subject to the granting of not less than 6 months prior written notice)

The tenant will be liable for the repair and maintenance of the interior of the premises together with the shop front, windows and doors (inside and out) and also the shop's fascia.

The lease will be contracted outside the Landlord & Tenant Act 1954.

## RATES

Rates to be re-assessed

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>

## 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

The in-going tenant is to bear the landlord's reasonable legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating C (65).  
Full EPC available for viewing on our website.

## VIEWING

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

## CONTACT

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