



313 Wimborne Road, Poole, Dorset, BH15 3DH

LARGE ROADSIDE RETAIL PREMISES AVAILABLE ON A
TEMPORARY LEASE

- 3,648 sq ft NIA
- Prominent roadside position
- Flexible, short term lease available
- A1 retail use
- Rent on application (term to be agreed)

Location

The property is located in the popular suburb of Oakdale fronting the busy A35 (Wimborne Road). The A35 is one of the principle traffic routes in Poole and serves a densely populated residential catchment. A parade of local shops is located adjacent to the property.

Accommodation

The property comprises a large ground floor retail unit previously occupied as a convenience store. The unit is currently arranged with a large open plan sales area, partitioned rear storage area and separate kitchen and WC facilities. The unit benefits from rear loading via a shared loading bay.

The internal specification includes a suspended ceiling with strip lighting, air conditioning, fitted staff kitchen, DDA compliant WC, cold storage and internal electric security roller shutters.

PLEASE NOTE - The customer car park adjacent to Motobitz will soon be closed to the public (access for loading via Vicarage Rd will be retained). Street parking is available to the front of the building.

| Description | Sq ft | Sq m |
|--------------|--------------|---------------|
| Sales | 2,667 | 247.77 |
| Storage | 920 | 85.47 |
| Kitchen | 61 | 5.67 |
| Total | 3,648 | 338.91 |

Tenure

The property is available on a flexible basis via a new short form lease for a term to be agreed.

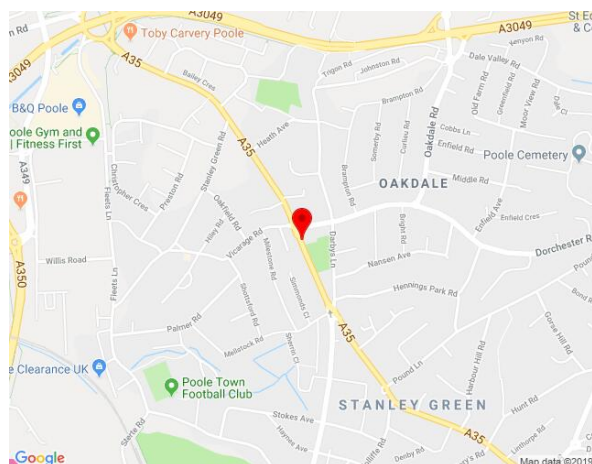
Rent

On application to the agents.

Rent will be inclusive of service charge and buildings insurance but exclusive of business rates and VAT,

Planning

The property has the benefit of a Planning Consent for uses falling within Class A1 (retail) of the Town & County Planning (Use Classes) Order 1987.



EPC

This property has been graded as 88(D)

Business Rates

The property has a rateable value of £45,750

Viewings & Further Information

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