

**TO LET**  
**LOCK UP RETAIL PREMISES**  
300 SQ FT // 27.84 SQ M



**RETAIL**

**goadsby**

**283 KINSON ROAD**  
KINSON, BOURNEMOUTH, DORSET, BH10 5HE

## Summary

- Two allocated car parking spaces
- Densely populated surrounding residential area
- Recently refurbished

## Location

The property is located within a densely populated residential area approximately 4½ miles to the north of Bournemouth Town Centre. The property fronts Kinson Road which forms a primary thoroughfare between the large local shopping area of Kinson and the A3049 Wallisdown Road, which forms one of the main arterial routes in Bournemouth Town Centre.

## Description

The premises comprise of a main sales area together with a WC wash hand basin to the rear. The premises benefits from two allocated car parking spaces to the front.

## Summary of Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

	sq m	sq ft
Total Net Internal Area Approx.	27.84	300
Internal Width	6.40m	20' 9"
Shop Depth	4.50m	14' 7"

WC with wash hand basin.

Outside  
2 allocated car-parking spaces

## Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£7,250 per annum**, inclusive of all utility bills.

## Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: **£3,750**

Rates payable at 48p in the £ (year commencing 1st April 2018)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC Rating

C - 58

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



## Important

### REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form 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, to the structural integrity of the premises and condition/working order of services, plant or equipment.