

GC/S.16216

## TO LET



### LARGE RETAIL PREMISES IN POPULAR SUBURB

GROUND FLOOR INTERNAL AREA    3,159 SQ FT    293 SQ M

- PRIME POSITION FRONTING BUSY MAIN THOROUGHFARE
- LIMITED WAIT ROADSIDE PARKING ON WIMBORNE ROAD
- EXCELLENT FRONTAGE

## 411 WIMBORNE ROAD, WINTON, BOURNEMOUTH, DORSET BH9 2AJ

Southampton t: 023 8022 7337 • Winchester t: 01962 869667

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.

**LOCATION**

The premises occupy a prime trading position within the densely popular Bournemouth suburb of Winton, fronting the A347 Wimborne Road where numerous multiple retailers are represented including **BOOTS, POUNDLAND, WAITROSE, LIDL, WH SMITH, BETFRED, PIZZA HUT DELIVERY, SUPERDRUG, GREGGS, CARD FACTORY, G & T WORLD OF CARDS, WILKINSONS** and **SUBWAY**. A number of the leading banks and building societies are also located in the vicinity. Limited wait roadside parking is available on this stretch of Wimborne Road. Bournemouth Town Centre is approximately 2 miles distant.

**DESCRIPTION**

The premises, having the benefit of excellent frontage, provide a mainly open plan sales area with storage and WC facilities to the rear of the ground floor. A small set of stairs together with DDA compliant ramp are located after 10.8m, lead to a raised open plan area.



**ACCOMMODATION**

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

**Ground Floor**

Internal Width	35' 3"	10.76m
Widening to	36' 8"	11.22m
Shop Depth (max)	95' 1"	29m
<b>GROUND FLOOR INTERNAL AREA</b>	<b>3,159 SQ FT</b>	<b>293 SQ M</b>

A single WC with wash hand basin.

**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 £45,000 per annum, exclusive of all other outgoings.

**LEGAL COSTS**

Each party are to bear their own legal costs incurred in the transaction.

**RATEABLE VALUE**

To be reassessed.

**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.

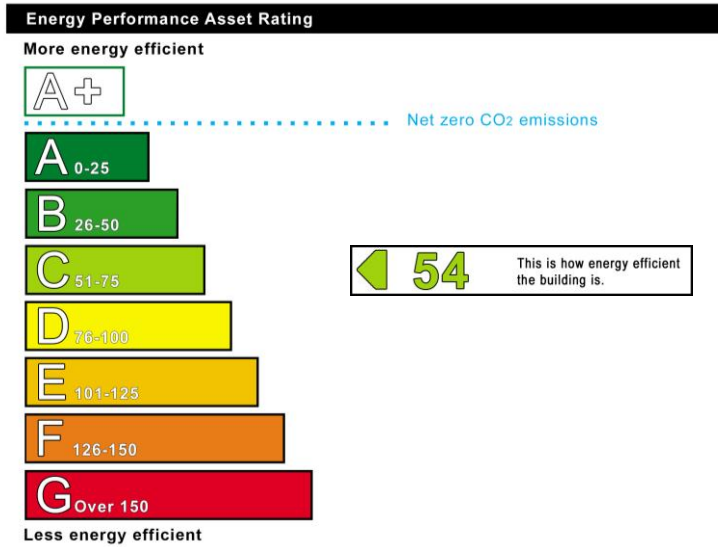
**VIEWING**

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

Goadsby  
Grant Cormack  
01202 550135  
grant.cormack@goadsby.com

Michael Berman & Co  
0208 346 5100  
Martin.berg@michaelberman.co.uk  
David.raaphael@michaelberman.co.uk

**ENERGY PERFORMANCE RATING**



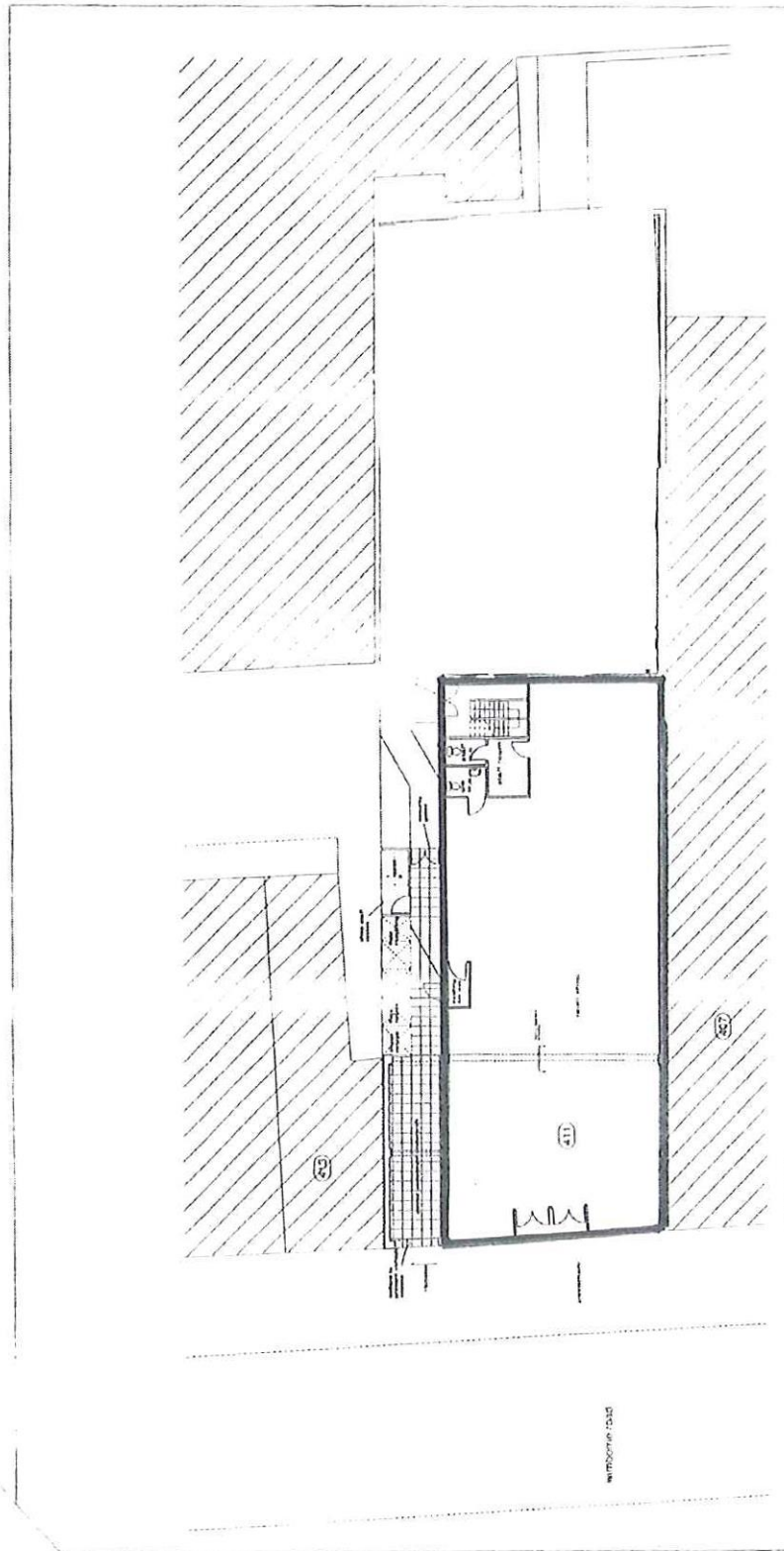
**IMPORTANT**

**IDENTIFICATION**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

**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 2 trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.



NOTE: PROPOSAL FOR COMPLETE DEMOLITION OF EXISTING BUILDING AND RE-BUILDING AS EXISTING LAYOUT AND, WHERE APPLICABLE, ELEVATIONAL TREATMENT.

**PROPOSED ALTERATIONS TO**  
411, WIMBORNE ROAD,  
WINTON, SOUTHAMPTON.

**GROUND FLOOR**  
(outline planning; sheet 1 of 5)

© mll: mll@benningtongreen.co.uk

**RICS**

**benningtongreen**

The Pigeons  
30, Abbott Road,  
Southampton SO9 1TU  
01702 765884

01702 548100

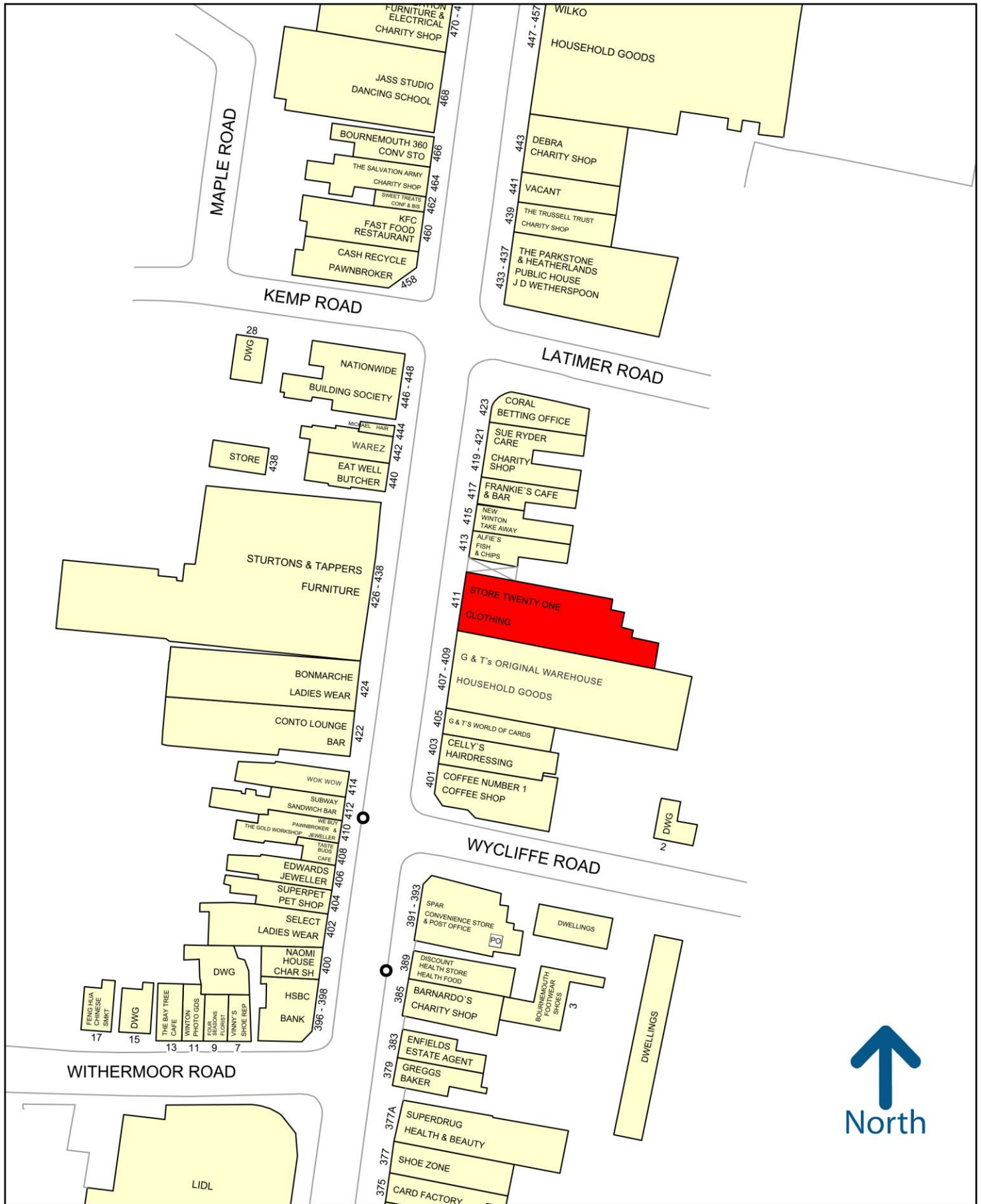
NO.	REVISIONS	DATE
000001	ISSUE FOR PERMIT	2020

**NOTES:**

- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
- ALL WALLS AND PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS.
- ALL ROOFING IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS.
- ALL SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING REGULATIONS.
- ALL MATERIALS ARE TO BE OF A QUALITY SUITABLE FOR THE PURPOSES INTENDED.
- ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE CLIENT.

NO.	REVISIONS	DATE
000001	ISSUE FOR PERMIT	2020
000002	ISSUE FOR PERMIT	2020
000003	ISSUE FOR PERMIT	2020
000004	ISSUE FOR PERMIT	2020
000005	ISSUE FOR PERMIT	2020
000006	ISSUE FOR PERMIT	2020
000007	ISSUE FOR PERMIT	2020
000008	ISSUE FOR PERMIT	2020
000009	ISSUE FOR PERMIT	2020
000010	ISSUE FOR PERMIT	2020





50 metres

Experian Goad Plan Created: 18/07/2016  
Created By: Goadsby

