

To Let

Refurbished Main Road Shop Premises with Parking

**874 Wimborne Road
Moordown
Bournemouth
BH9 2DR**



LOCATION

The Bournemouth suburb of Winton/Moordown is a densely populated area situated some two miles north of the town centre.

Wimborne Road is the principal shopping thoroughfare and features a vibrant mixture of retail, professional services and catering businesses trading along its considerable length.

The property occupies an excellent trading location fronting Wimborne Road close to its junction with Cowper Rd. It is well located to benefit from both local and passing trade and features road side parking (subject to daytime waiting restrictions) and also a bus stop closeby.

DESCRIPTION

A mid terraced property which has recently been comprehensively refurbished. The premises comprise an open plan shop which has a light and airy feel.

There is a rear stockroom and WC plus an understairs storage cupboard.

At the rear are two car parking spaces (configured one behind the other).

The premises benefit from gas fired central heating and Karndean type timber effect flooring. They have been rewired and replumbed & feature new sanitary ware. All windows, including the shop entrance door but excluding the shopfront) are UPVC double glazed units.

The premises would lend themselves well to Class A1 (retail), A2 (financial & professional services) and D1 (medical / educational) uses subject to the obtaining of any necessary consents.

Although the premises were last used as a cafe, our clients are seeking to let the premises for a non-catering use.

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Single Fronted Shop

Internal Width: 15'2" 4.62 m

Widening to: 18'11" 5.76 m

Shop Depth: 41'8" 12.70 m

Net Sales Area: 574 sq ft 53.35 sq m

Stockroom/potential kitchen: 50 sq ft 4.65 sq m

Understairs storage: 21 sq ft 1.95 sq m

Cloakroom with WC & pedestal wash basin.

TOTAL NET AREA: 645 sq ft 59.94 sq m

Outside

Two car parking spaces (one behind another) at rear.

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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.

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 **£9,000** per annum exclusive.

The lease will incorporate upwards only rent reviews every three years.

RATES

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

Shop and Premises, Rateable Value: £6,200

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>

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 B (34). 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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