NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

3,745 sq ft Showroom Unit

at

348-356 Holdenhurst Road
Bournemouth
BH8 8BH

- Corner located showroom premises on busy main arterial road
- Substantial retail unit of 3,745 sq ft
- 7 car space forecourt
- Over 122’ street frontage
- Ladies and gents cloakrooms
- New lease
- Rent offers over **£30,000** per annum exclusive
- Sole Agents

01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The property is prominently located on this busy main arterial road at the junction with Cleveland Road.

Holdenhurst Road runs parallel and is accessible, only 150 yards away to the main A338 Wessex Way, the principle route into and across the Bournemouth / Poole / Christchurch conurbation and there is a good mix of commercial occupiers within the immediate vicinity including Aldi, Co-op, Halfords Auto Centres and National Tyres.

DESCRIPTION

Showroom of 3,745 sq ft incorporating sales area, ladies and gent's cloakrooms and kitchen.

The property has a fully glazed front and return frontage to Cleveland Road.

To both the front and side there is a forecourt. Car parking is provided (during normal business hours) for 7 cars in the gated car park to the rear.

ACCOMMODATION

Showroom

Internal Width - 68' 3" max
Internal Width – 63' min
Internal Depth – 59' 4"
Net Floor Area – 3,745 sq ft

Incorporates:
Ladies and gent's cloakroom and kitchen

Rear double access doors to

Outside

Forecourt apron. Car parking for 7 cars in private gated car park during normal business hours.

TERMS

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed, subject to periodic rent reviews.

RENT

Offers invited over **£30,000** per annum exclusive
VAT – figures quoted exclude VAT if applicable

BUSINESS RATES (source: www.voa.gov.uk)

Rateable value - £45,750

ENERGY PERFORMANCE CERTIFICATE

Awaiting details

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents: -

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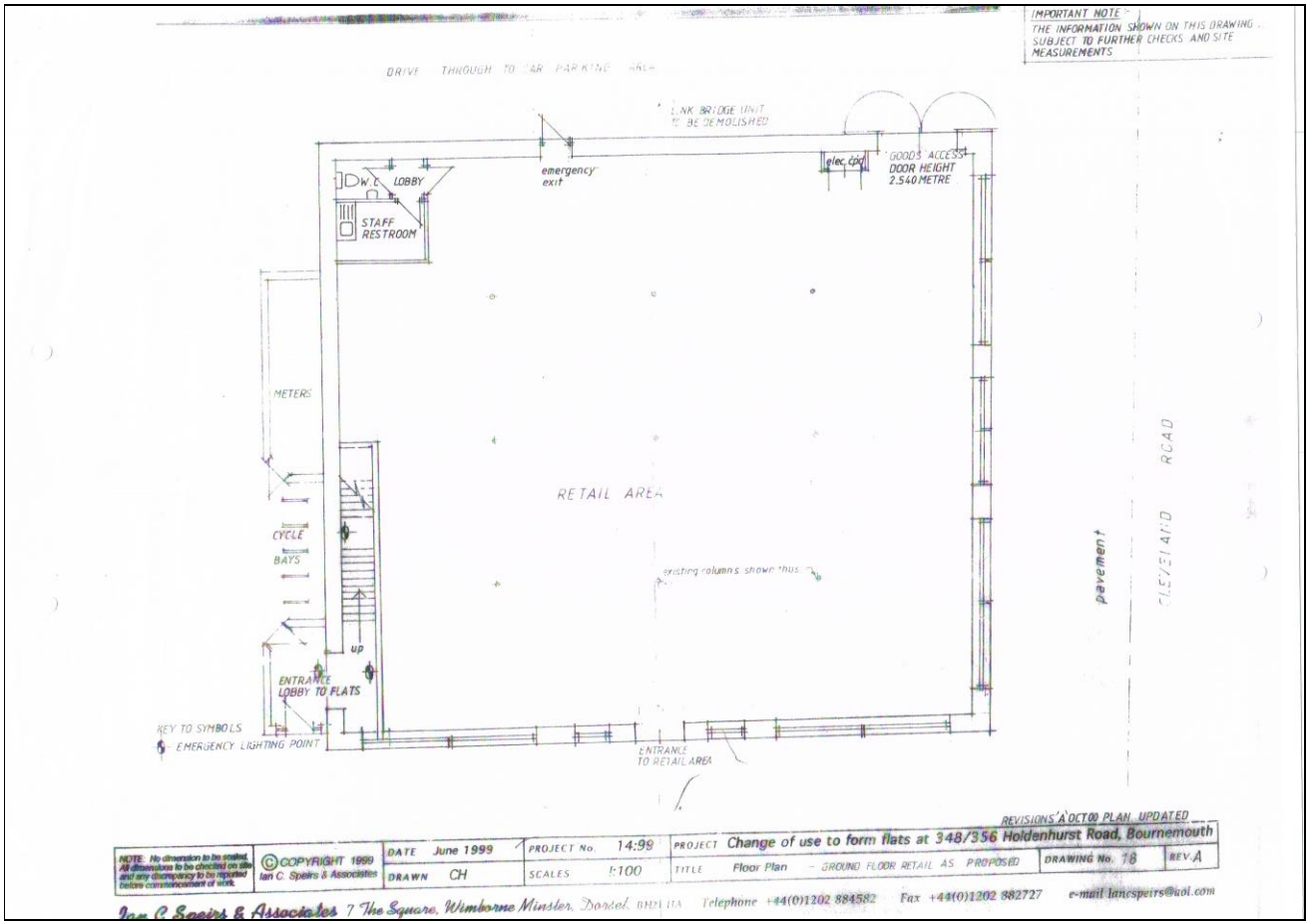
THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



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