TO LET

Prominent Retail Unit

At

25 Castle Lane West
Bournemouth
BH9 3LH

- Prominent location on main thoroughfare, opposite Westover Retail Park
- Frontage 21’
- Shop of 635 sq ft
- Basement storage
- On street car parking
- £13,000 per annum exclusive
- New lease

01202 556491
www.nettleshipsawyer.co.uk
Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The shop occupies a highly prominent location being situated mid terraced in this established corner parade at the junction of the main Castle Lane West A3060 and Muscliffe Lane being immediately adjacent Palmer Snell Estate Agents and immediately opposite Westover Retail Park where occupiers include Pizza Hut, Pets at Home and Cotswold Outdoor.

There is on street car parking adjacent.

ACCOMMODATION

Shop

Internal Width	-	23’ 8” max
		19’ 8” min
Internal Depth	-	30’ 0”
Net Retail Area	**-**	**635 sq ft**

Kitchen/Store

Cloakroom/WC Rear door to yard area

Basement Accessed through trap door

TERMS

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed, at a commencing rent of **£13,000 per annum exclusive**, subject to periodic reviews.

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

Rateable value - £9,400.
Small Business Rates Relief will apply (subject to status)

ENERGY PERFORMANCE CERTIFICATE

Awaiting report.

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 Agent:-

NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

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CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed **HERE**

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.