### **Preliminary details**

## TO LET

## **Town Centre Shop** at

# 2-4 West Street Wareham BH20 4JU

- \* Most sought after location in very heart of bustling Dorset market town and gateway to the Purbecks
- \* To be totally refurbished
- \* Grade II Listed building
- \* 985 sq ft retail shop with return frontage
- \* On street parking adjacent
- \* New Lease
- \* Rent £20,000 pax
- \* Sole Agents
- \* Available Summer 2023



#### LOCATION

Located in the very centre of Wareham at the main Town Centre crossroads in the very heart of this busy Dorset Market Town and the Gateway to the Purbecks.

#### **ACCOMMODATION**

#### **Ground Floor**

#### Shop

Internal width 43'6"

depth 21'3" min

24' 7" max

Net Floor Area 985 sq ft

Cloakroom / WC

**Kitchenette** 

#### **LEASE**

The premises are to be offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of £20,000 pax subject to periodic reviews.

#### **AVAILABILITY**

July / August 2023 Subject to refurbishment

#### **ENERGY PERFORMANCE CERTIFICATE**

Assessment - Band B
The full EPC and recommendations report are available on request.

#### **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.

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

Rateable value - £13,500 (April 2023)

#### **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** 

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through agents: -



Steve Chiari stevec@nettsawyer.co.uk 01202 550245



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, UTILILITIES 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.