

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

