

# TO LET

## Ground Floor Shop/Office

At

**748 Wimborne Road  
Moordown  
Bournemouth  
BH9 2DZ**

- ◆ Prominent corner location on main arterial road
- ◆ Serves densely populated immediate vicinity
- ◆ Class E use
- ◆ Shop – 533 sq ft
- ◆ 2 on-site car spaces
- ◆ New lease
- ◆ Rent - £10,000 pax
- ◆ No rates payable, subject to status



## LOCATION

The premises occupy a highly prominent corner location at the junction of Wimborne Road (A347) and Vicarage Road on this main thoroughfare serving the densely populated immediate vicinity of Moordown, Winton, Redhill and Ensbur Park and being on a main bus route.

The property is on an established parade with a good mix of other commercial occupiers including retail, cafes / restaurants and professional office users close by. There is limited on-street parking outside and in Vicarage Road.

## ACCOMMODATION

### Ground floor

#### Shop / Office

Internal Width 16'7"  
Depth 18'8"ave



### Split level to

#### Rear shop / office

(currently partitioned into further retail and private office)

Internal Width 16'  
Depth 15'



**TOTAL NET FLOOR AREA - 533 sq ft**

**Kitchen**

**Cloakroom / WC**

### Outside

**Two on-site car spaces**

## LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed, at a commencing rent of **£10,000** per annum exclusive, subject to periodic reviews.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable value - £6,600 (April 2023)

No rates payable (subject to status)

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D

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.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through Sole Agents, Nettleship Sawyer



**Contact – Stephen Chiari**

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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](#)

