

TO LET

Former Café (Class E Use)

At

3-4 Post Office Buildings

Cardigan Road

Winton

Bournemouth

BH9 1BJ

- ◆ Excellent location close to prime part of Winton High Street
- ◆ Close Lidl, Waitrose, Boots and Poundland
- ◆ Sunny south facing forecourt
- ◆ Café / Shop – 583 sq ft
- ◆ 35' street frontage
- ◆ New lease
- ◆ Rent - £13,500 pax
- ◆ No rates payable, subject to status
- ◆ Sole Agents



LOCATION

The property occupies a prominent location immediately adjacent Fox & Sons Estate Agents and the junction with Winton High Street with its abundance of multiple retailers and established independents.

Bournemouth University is only 0.8 miles and Bournemouth Town Centre 1.5 miles away.

Winton serves the densely populated suburbs of Talbot Woods, Moordown, Charminster and Wimborne Road is a main arterial road and bus route.

There is limited on-street car parking adjacent.

ACCOMMODATION

Ground floor Shop / Cafe

Internal Width 33'
Depth 17'8"

Net Floor Area 583 sq ft

Street Frontage 35' approx

Disabled / Ladies Cloakroom
Gents Cloakroom

Outside

Rear communal bin store
Forecourt area to front



LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed, at a commencing rent of **£13,500** per annum exclusive, subject to periodic reviews.

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

Rateable value - £10,250 (April 2023)

No rates payable (subject to status)

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and completion of the legal documentation.

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
stevec@nettsawyer.co.uk
Tel: 01202 550245

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 SURVEY AND CHECK THE PROPERTY IN PERSON. PERMISSION, BUILDING CONTROL, UTILITIES 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.