

TO LET

Lock up shop (class E)

at

756 Wimborne Road
Moordown
Bournemouth
BH9 2DZ

- ◆ Busy location on main arterial road between junctions with Vicarage Road and Ensbury Park Road
- ◆ Modern shop / office of 432 sq ft
- ◆ Currently partitioned to provide 3 offices
- ◆ On-street parking adjacent
- ◆ New lease
- ◆ Rent - £9,000 pax
- ◆ No rates payable, subject to status
- ◆ Sole agents



LOCATION

The premises are well located on this busy main arterial road at the junction with Ensbury Park.

There is a good mix of other commercial occupiers within the immediate vicinity including retail, professional offices users and cafes / restaurants and the parade benefits from adjacent on street car parking with further parking in Vicarage Road

ACCOMMODATION

Ground floor

Shop / Office

Internal Width 13'2"

Depth 29'1"



Currently partitioned to

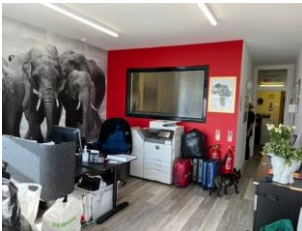
Provide reception and two offices

Store 49 sq ft

Kitchenette

Cloakroom / WC

Enclosed rear yard



LEASE

The premises are available on a new full repairing and insuring lease, terms to be agreed at a commencing rent of £9,000 per annum exclusive, subject to periodic reviews.

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

Rateable value - £5,500 (April 2023)

Small business rate relief will apply, (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

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](#)



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