

TO LET

Shop and Forecourt at

**932 Ringwood Road
High Howe
Bournemouth
BH11 8NL**

- ◆ Very busy location on main arterial road opposite Ringwood Road and Retail Park / Lidl
- ◆ Car parking on service road
- ◆ Shop 275 sq ft
Store 96 sq sq ft
- ◆ Extensive forecourt
- ◆ New lease
- ◆ Rent £9,000 pax
- ◆ No rates payable (subject to status)



LOCATION

The property occupies a highly visible position on this busy main arterial route (A348) adjacent the Clock House roundabout and being immediately opposite Lidl and the Ringwood Road Retail Park, with occupiers including TK Maxx, Home Bargains, Sports Direct and Argos. The shop is accessed by a service road and other occupiers in the block include Co-op and Ladbrokes.

There is on-street car parking adjacent.

ACCOMMODATION

Ground Floor

Shop

Internal Width - 17'

Depth - 16' 9"

Net Retail Area 275 sq ft

Rear Stockroom - 96 sq ft

Cloakroom / WC

Outside

Forecourt for parking / display

LEASE

The premises are offered by way of a new 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 – £4,100
Small Business Rate Relief will apply (subject to status)

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band C

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 Agents: -



Steve Chiari
stevec@nettsawyer.co.uk
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](#)