

# TO LET

## Lock-up shop

At

**331 Wallisdown Road  
Wallisdown  
Poole  
BH12 5BU**

- ◆ Very prominent location on main arterial road
- ◆ A few doors from Tesco Express
- ◆ Retail shop of 553 sq ft
- ◆ Store – 74 sq ft
- ◆ Air conditioning
- ◆ Forecourt and rear parking for 7/8 vehicles
- ◆ New lease
- ◆ Rent - £12,000 pax
- ◆ No rates payable, subject to status



## LOCATION

The shop occupies a very prominent position on one of the busiest roads in the conurbation on the southern side of Wallisdown Road in an established commercial location adjacent Tesco Express and close to Julia's House and Subway and a number of other local well-established businesses, serving the densely populated immediate vicinity.

The property benefits from the use of the forecourt for customer parking (2 spaces)

## ACCOMMODATION

### Front Shop

Internal width – 15'6" max

12'2" min

Depth 17'10"

### Archway to

### Rear Shop

Internal width – 11'2"

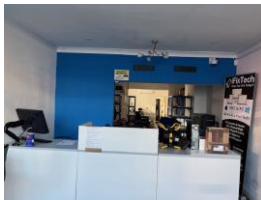
13'9"

TOTAL NET FLOOR AREA – 419 sq ft

Further shop/store/office – 134 sq ft

### Cloakroom / WC

Rear Store – 74 sq ft



## Outside

Use of forecourt parking, for 2 vehicles.  
Rear parking for 5/6 vehicles accessed off service road.

## LEASE

The premises are offered by way of a new internal repairing and insuring and shop front lease terms to be agreed at a commencing rent of £12,000 per annum exclusive, subject to periodic rent reviews.

NB. The forecourt is not included in the lease but is available for use by the shop.

## SERVICES

Mains electricity.  
Mains water is provided via a sub-meter. Tenant to be responsible for 50% of standing charges and for water consumed.

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

Rateable Value - £6,900  
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.

## 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](#)

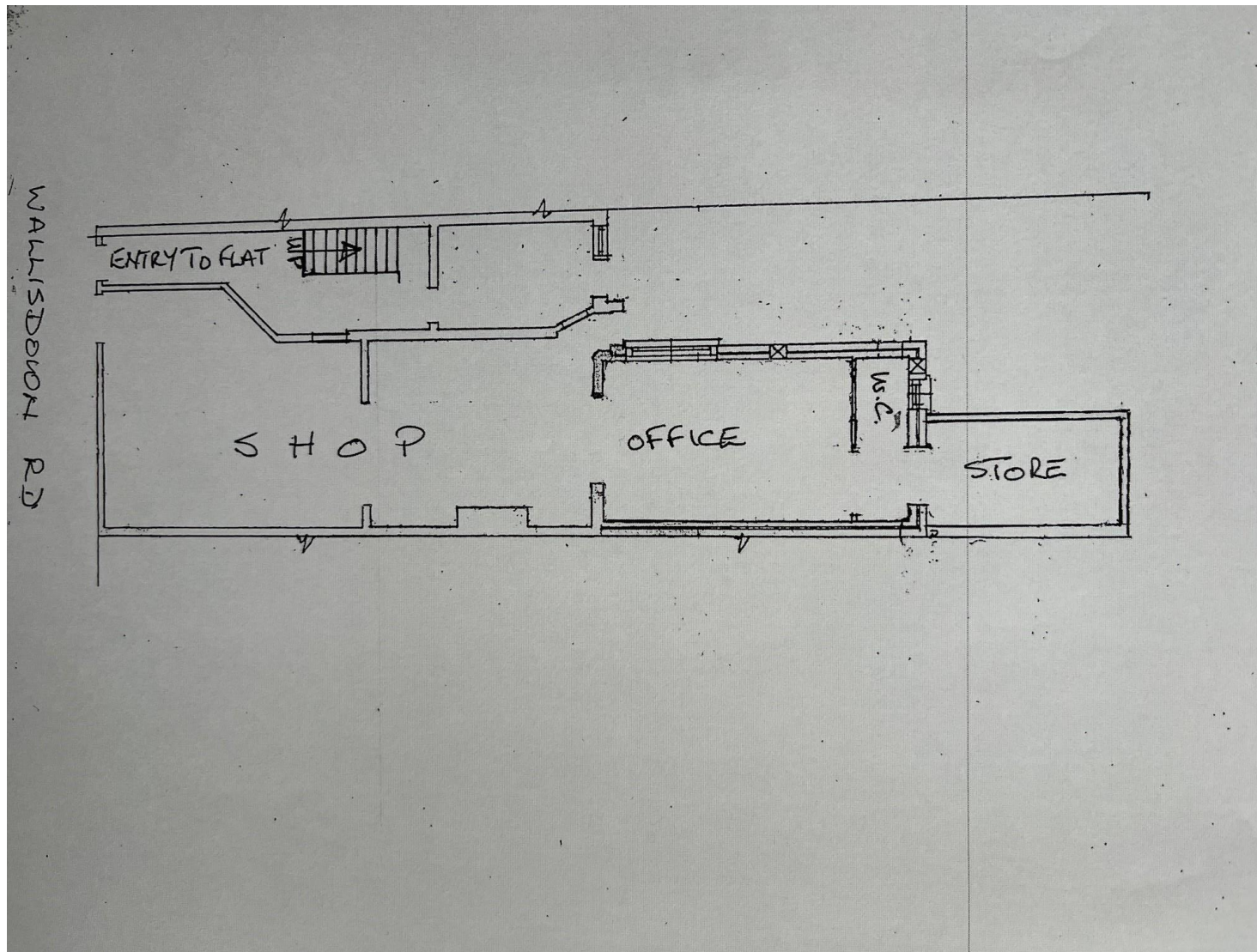
## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:-



Steve Chiari  
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01202 550245





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