

# TO LET

**Shop (1,051 sq ft)**

at

**960 Wimborne Road  
Moordown  
Bournemouth  
BH9 2DG**

- \* Secondary location on main arterial road
- \* Opposite Co-Op Supermarket
- \* Retail area – 1,051 sq ft
- \* New Lease
- \* Rent - £12,500 pax
- \* Some Small Business Rates Relief will apply, subject to status



## LOCATION

The property enjoys an established secondary trading location on this busy main arterial road immediately opposite the Co-Op Supermarket between the junctions with MacLaren Road and Barrie Road, close to Moordown Medical Centre and Kawasaki Motorcycle Dealer.

Wimborne Road is a main bus route and serves the densely populated immediate vicinity of Moordown, Ensbury Park and Charminster.

There is on-street parking adjacent.

## ACCOMMODATION

### Ground floor

### Shop

**Internal Width** 20'4"  
**Depth** 60' max  
41'6" min

**Net Retail Area** 1,051 sq ft

**Office / Store** 45 sq ft

### Kitchen

### Cloakroom / WC



## LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of **£12,500** per annum exclusive, subject to periodic reviews.

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

Rateable Value: £12,500  
Some Small Business Rate Relief will apply (subject to status)

## ENERGY PERFORMANCE CERTIFICATE

Commissioned

## 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 Agent:-

Contact – Stephen Chiari

[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk) / 01202 550245



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