

TO LET

Double Shop / Office Unit

At

**50-52 Ashley Road
Parkstone
Poole BH14 9BN**

- ◆ Located on a busy main arterial road
- ◆ On-street parking adjacent and one on-site space
- ◆ 30' street frontage
- ◆ Forecourt
- ◆ Shop / Office – 834 sq ft
- ◆ Offices / ancillary – 498 sq ft
- ◆ New lease
- ◆ Rent - £14,500 pax
- ◆ Class E Use



LOCATION

The property occupies an established location on the eastern end of this busy main arterial road, linking Bournemouth and Poole.

The Poole Retail Park, with occupiers including John Lewis, Homebase, Home Bargains, Pets at Home and Next Home is only 200 yards away and Ashley Road is a main bus route and serves the densely populated immediate vicinity of Parkstone and Branksome.

There is limited on-street car parking adjacent.

ACCOMMODATION

Ground Floor

Shop

Internal width – 28'6"

Depth 31' 6" max
27' min

Net floor area 834 sq ft

Stockroom / Office 1 195 sq ft

Stockroom 2 90 sq ft

Office 213 sq ft

Cloakroom / WC
Cloakroom / WC



Outside

Forecourt

One on-site car space to rear



LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of £14,500 per annum exclusive, subject to periodic rent reviews.

BUSINESS RATES source: www.voa.gov.uk

Rateable Value - £14,000
Some 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
stevec@nettsawyer.co.uk
01202 550245



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 ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING 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.