



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**364B ASHLEY ROAD  
PARKSTONE POOLE BH14 9DQ**



**Business/Storage/Catering  
Leisure/Therapy  
TO LET**

- Flexible lease terms
- Undergoing refurbishment
- Parking available

**Arrange a viewing today**

**01202 551821**

**Available on a new  
lease at  
From £600 pcm  
plus VAT**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

One of 3 newly converted single storey business units accessed via the service area off Jubilee Road behind Iceland. Pedestrian access is also available from Ashley Road.

The unit is currently undergoing refurbishment and will be offered in a shell finish but a bespoke specification may be available at additional costs.

Uses may include dark kitchen, office/storage, leisure/fitness or a wide range of other business uses.

## ACCOMMODATION

Main area: 5.15m x 5.40m (16'10" x 17'9") approx.  
27.8 sq.m. (300 sq.ft.) approx.  
Ceiling height: 3.7m (12'0") approx.  
Including Cloakroom/WC

1 parking space  
(Additional parking may be available at extra costs)

EPC RATING—TBC on completion of works

RATEABLE VALUE - To be reassessed

From 1<sup>st</sup> April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

## TENURE

Available on a new lease of up to 3 years at a rent of £600 per calendar month plus VAT.

A longer term may be available.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT

## PLANNING

This property falls within Class E

## LEGAL FEES

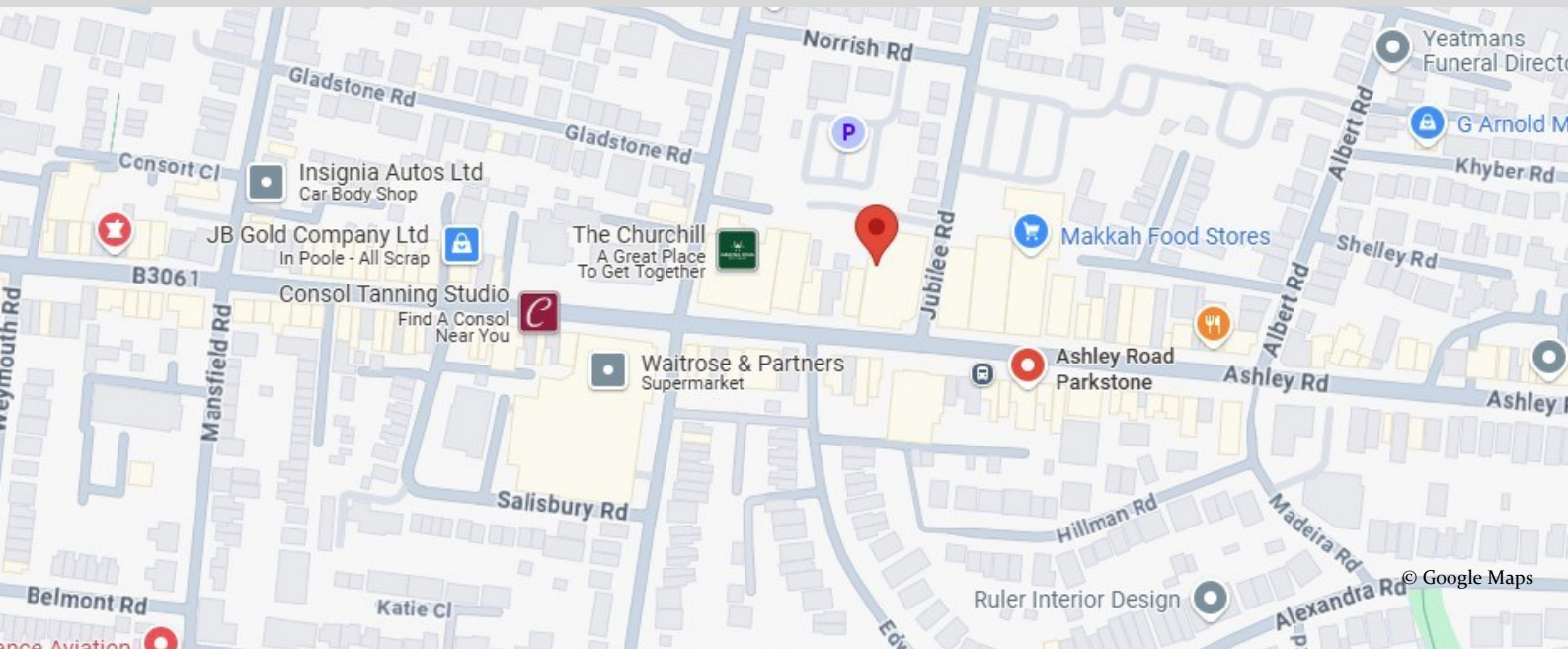
The incoming tenant will be responsible for their own legal fees.

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



### MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.