



## Unit B, Centenary Place, 206 Station Road, West Moors, BH22 0JF

### Attractive Commercial Premises

- 825 sq ft (76.65 sq m)
- £11,000 per annum exclusive
- Prominent roadside position
- One allocated car parking space
- Class E use
- Available Immediately

# Unit B, Centenary Place, 206 Station Road, West Moors, BH22 0JF

## LOCATION

The property is located in a prominent position on Station Road in West Moors, close to the pedestrian crossing. The main street in West Moors provides an attractive retail environment with parking on street and in local public car parks.

This property is well placed to serve the wider Ferndown, Ringwood and Wimborne area including Three-Legged Cross and Verwood.

## DESCRIPTION

The property comprises a ground floor commercial premises with a toilet and kitchenette towards the back of the property. The building was constructed in 2014 to the appropriate building regulations including disabled friendly access and toilet. There is one allocated car parking space in the private car park at the rear of the development.

## ACCOMMODATION

The accommodation comprises the following areas:

| Name         | sq ft      | sq m         |
|--------------|------------|--------------|
| Ground       | 825        | 76.65        |
| <b>Total</b> | <b>825</b> | <b>76.65</b> |

## TENURE

By way of a new Full Repairing and Insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

## RENT

£11,000 per annum exclusive.

The stated annual rental is exclusive of VAT, building insurance, business rates and utilities. Rent is payable quarterly in advance.

## BUSINESS RATES

The property has a rateable value of £9,900. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the government annually.

Businesses who can claim Small Business Rates Relief may be able to claim 100% rates relief on this property (no rates paid).

## PLANNING

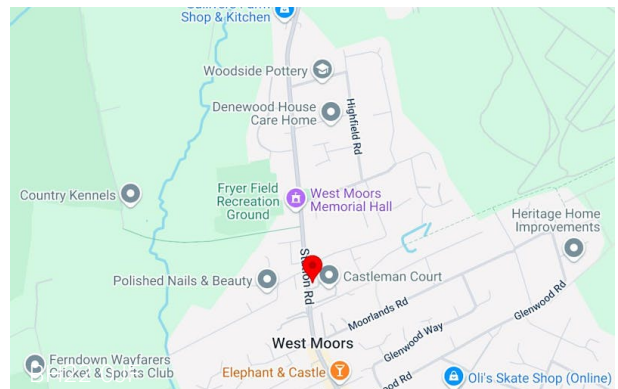
We understand the property has the benefit of a Planning Consent for uses falling within Class E, within the Town & County Planning (Use Classes) Order 1987 as amended.

## LEGAL COSTS

Each party to be responsible for their own legal costs

## EPC

The property has an energy rating of C-53. A copy of the full EPC is available on request.



## SUMMARY

|                       |                             |
|-----------------------|-----------------------------|
| <b>Available Size</b> | 825 sq ft                   |
| <b>Rent</b>           | £11,000 per annum exclusive |
| <b>Rateable Value</b> | £9,900                      |
| <b>BER Rating</b>     | C (53)                      |

## VIEWING & FURTHER INFORMATION

### Jayne Sharman

01202 661177 | 07747 773999

jayne@sibbettgregory.com

### Sam Morgan

01202 661177 | 07400 995296

sam@sibbettgregory.com

# sibbett gregory

More properties @ [www.sibbettgregory.com](http://www.sibbettgregory.com)

FINANCE ACT 1989: Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction. IMPORTANT NOTE: At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings. IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering -the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. Generated on 08/10/2025

