



TO LET

Castlepoint Shopping Centre

 **Cowling
& West**

01202 558 262
cowlingandwest.co.uk

SELF CONTAINED SECURE OPEN STORAGE SITE

- 0.2 ha (0.5 acres)
- **Site to the rear of Unit A Yeomans Industrial Park, Yeomans Way, Bournemouth, BH8 0BJ**



Site to the rear of Unit A Yeomans Industrial Park, Yeomans Way, Bournemouth, BH8 0BJ

● Location

Yeomans Industrial Park is located to the East of Bournemouth Town Centre and immediately to the rear of the Castlepoint Shopping Centre. The property is approached from Castle Lane West via Yeomans Road leading to Yeomans Way. Yeomans Industrial Park is situated at the far end of Yeomans Way. The A338 Spur Road is within approximately one mile, leading to the M27/M3 to the East and Poole to the West. Bournemouth International Airport lies some four miles to the North.

● Description

This is a relatively level open storage site accessed directly from Yeomans Way incorporating the following features:

- Palisade fencing and double gates to main road frontage
- Part concrete and part tarmacadam surfacing
- Self contained secure site

● Site Area

0.2 ha (0.5 acres)

● Tenure

The site is offered on the basis of a licence for a period of approximately 12 months.

[VIEW LOCATION MAP](#)

[GOOGLE STREET VIEW](#)

● Rent

£27,500 pa. exclusive of rates and VAT

● Business Rates

To be assessed

● VAT

The site is elected for VAT and VAT will therefore be charged on the rent.

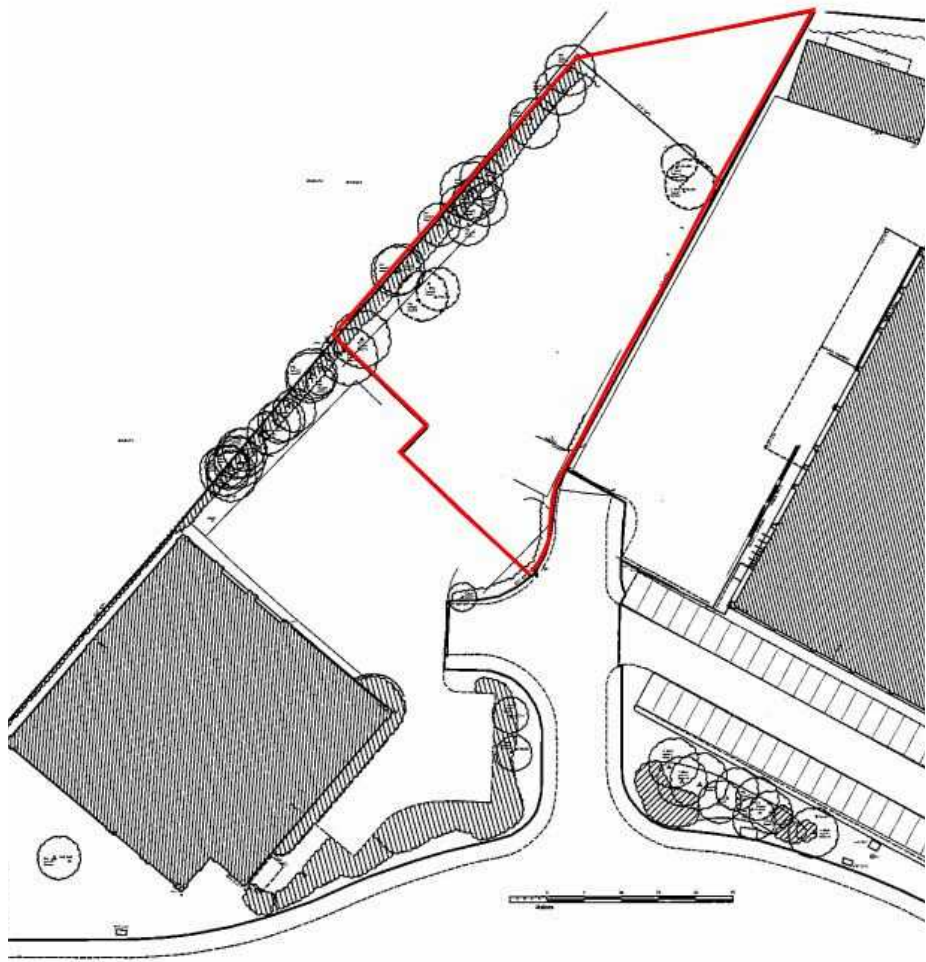
● Planning

We understand the site to have been used historically for the parking of motor vehicles.

● Legal Costs

Both parties to be responsible for their own legal costs.

Site to the rear of Unit A Yeomans Industrial Park, Yeomans Way, Bournemouth, BH8 0BJ



● **Viewing** Strictly by appointment through the sole agents:

Cowling & West
The White House
170 Magna Road
Canford Magna
Wimborne
Dorset BH21 3AP

Simon West

simonw@cowlingandwest.co.uk

(Our ref : D.10551)

● **Finance Act 1989**

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees 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.

● **Disclaimer**

MESSRS COWLING & WEST FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT: THE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT CONSTITUTE, NOR CONSTITUTE PART OF, AN OFFER OR CONTRACT; ALL DESCRIPTIONS, DIMENSIONS, REFERENCES TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR TENANTS SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM; NO PERSON IN THE EMPLOYMENT OF MESSRS COWLING & WEST HAS ANY AUTHORITY TO MAKE OR GIVEN ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Site to the rear of Unit A Yeomans Industrial Park, Yeomans Way, Bournemouth, BH8 0BJ



 **Cowling
& West**
01202 558 262

Site to the rear of Unit A Yeomans Industrial Park, Yeomans Way,
Bournemouth, BH8 0BJ

You can call us or email
info@cowlingandwest.co.uk