



GROUND FLOOR SHOP TO LET

NEW LEASE £12,500 p.a.

📍 **311 WIMBORNE ROAD, BOURNEMOUTH, BH9 2AB**



KEY FEATURES

- Busy High Street
- New lease
- Total ground floor area: 400 sq.ft. (37.1 sq.m.)

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✉ bhcommercial@ellis-partners.co.uk ☎ 01202 551821

SITUATION & DESCRIPTION

311 Wimborne Road is located on the busy high street in Winton, a well-established commercial and residential area. The property sits within a wide range of operators including Pizza Hut, Lidl, Waitrose, Boots and other small businesses, benefitting from heavy student footfall.

The property comprised a former café arranged on a ground floor level with an open plan layout for the main retail area, a kitchen/office space as well as toilet facilities and large display windows

ACCOMMODATION

Main Sales Area:	268 sq.ft.	(24.89 sq.m.)
Kitchen:	90 sq.ft.	(8.36 sq.m.)
W.C:	26 sq.ft.	(2.37 sq.m.)
Total Floor Area:	400 sq.ft.	(37.16 sq.m.)

EPC RATING - D

PLANNING

Class E Use

Former A3 and cafe

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RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £10,500
Subject to qualification there should be 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 with terms to be negotiated at a rental of £12,500 p.a.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

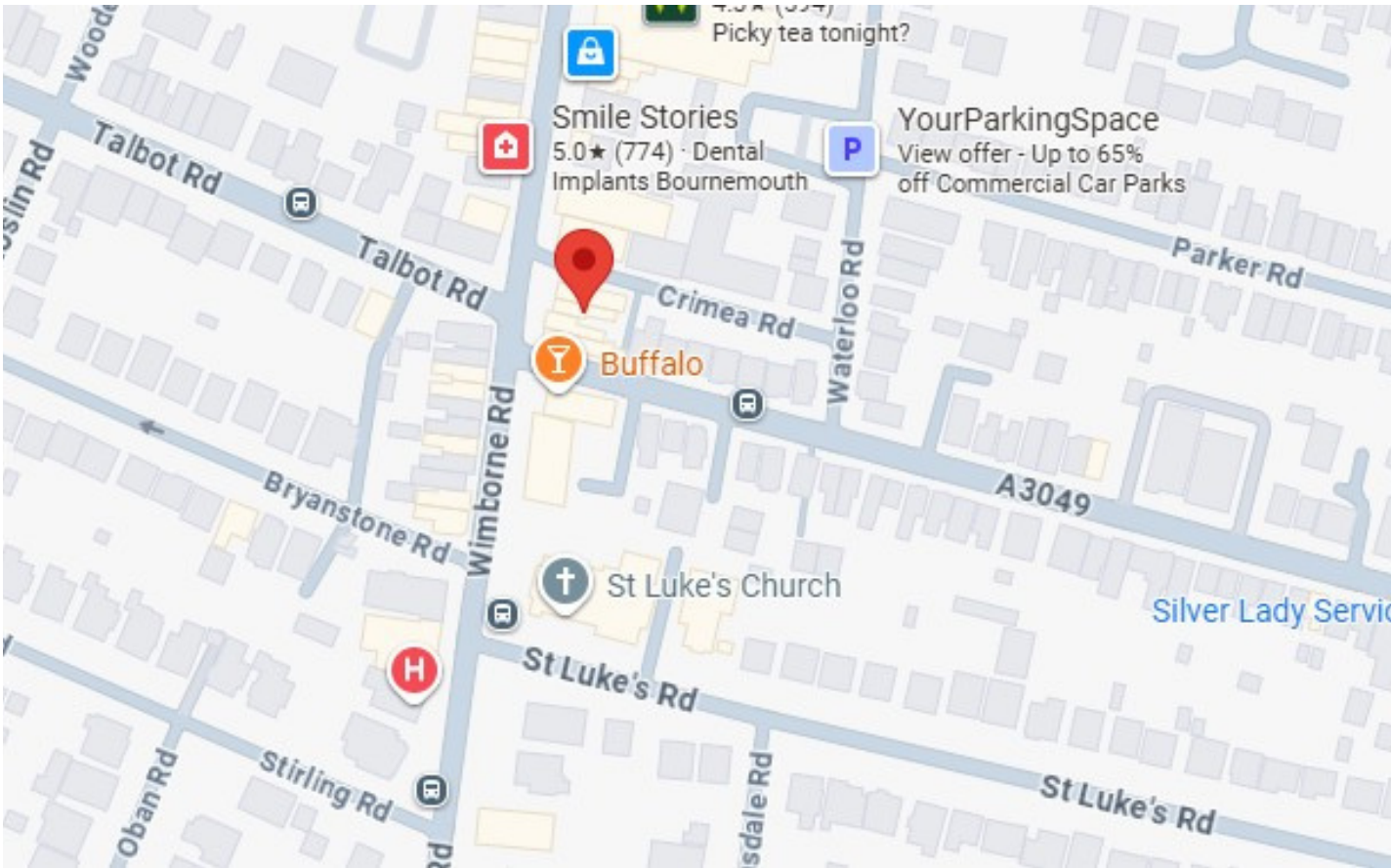
LEGAL FEES

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

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MAP LOCATION

© Google Maps



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.

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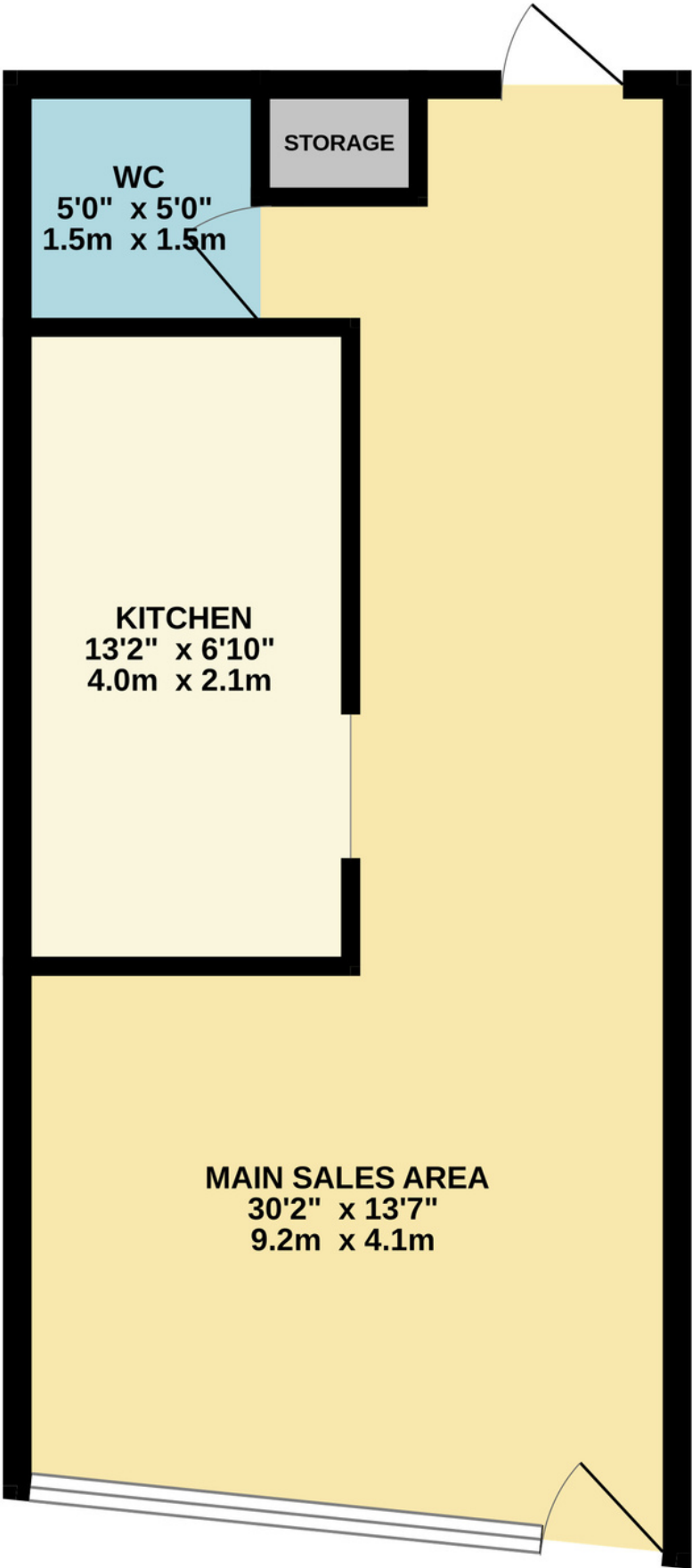
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TOTAL FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 400 sq.ft. (37.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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