



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

7 ADASTRAL SQUARE CANFORD HEATH POOLE DORSET BH17 8SA



Shop Unit TO LET

- Established shopping centre
- New lease
- Sales area: 767 sq.ft. (71.36 sq.m.)

**Available on a new
lease at
£11,000 per annum
plus VAT**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The premises are situated within a shopping parade which caters for the large local community of residents within the Canford Heath area. Other occupiers within the square are Iceland, Post Office, Boots, Ultra UV, hairdressers and a Chinese takeaway.

The subject premises benefit from large sales area, kitchenette and rear storage area. There is an optional garage at the rear which can be rented separately.

ACCOMMODATION

Sales area: 767 sq.ft. (71.34 sq.m.) Approx
Kitchenette
Storage area: 25 sq.ft. (2.35 sq.m.) Approx,
Gas central heating
Large free customer car park adjoining shopping centre

There is a separate option to rent a garage to the rear (rental to be negotiated separately).

EPC RATING C

RATEABLE VALUE - £7400

From 1st 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 with terms to be negotiated at a rental of £11,000 per annum plus VAT.

Rear garage can be rented separately at a rental to be negotiated.

Ellis and Partners can prepare, in house, a new tenancy agreement for a term of up to six years at a cost of £550 plus VAT to the incoming tenant.

PLANNING

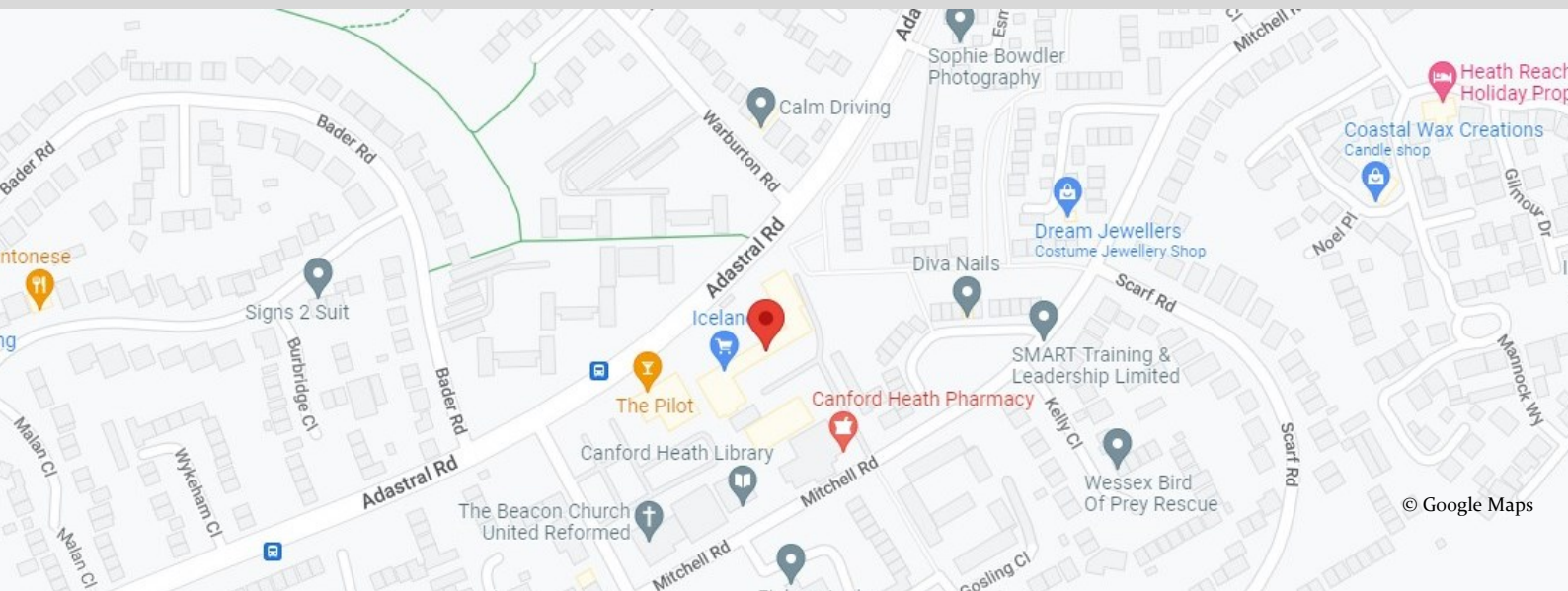
Long established Class A1 retail use
This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

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



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.