

Lease Assignment

Class 'E' Main Road Shop Premises

**1498 Wimborne Road,
Kinson, Bournemouth.
Dorset, BH11 9AD**

Key Features

- Class E Premises in a busy trading location fronting Wimborne Road
- Suitable for an array of uses (STP)
- Highly Visible Unit
- 100% Business Rates Relief (subject to eligibility)
- Net Potential Sales Area 753 Sq. Ft. (73.14 Sq. M.)
- Available by way of a lease assignment at a rental of £12,000 per annum, exclusive



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

Location & Description

The busy Bournemouth suburb of Kinson is located approximately 5 miles north of the town centre and provides good local shopping facilities for the densely populated surrounding area whilst also offering excellent potential for passing trade.

The shopping facilities are located principally along the A341 which is the main northern arterial route serving the conurbation. Tesco Superstore is positioned nearby which is a 22,200 Sq. Ft. store with 243 car parking spaces in Kinson's heart close to the subject premises.

Nearby occupiers include Age UK, Domino's, Romeo's Piri Piri and various other local businesses.

The premises features an aluminium framed shop front, laminated floor and suspended acoustic tiled ceiling with concealed fluorescent/LED lighting and benefits from air conditioning and extraction.

Most recently operating as a Fish and Chip shop, the premises provides a large main sales/counter area with a separate kitchen space and additional rear storage (with sink unit), along with two WC's. The property benefits from rear access with parking available on a first come first served basis.



What3words: **onion.nods.loved**



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Accommodation

	Feet/Inches	Meters
Gross Frontage	18' 0"	5.49
Internal Width	17' 1"	5.21
Shop Depth	47' 2" (Max)	14.38
Floor Areas	Sq Ft	Sq M
Sales Space	446	41.45
Kitchen	122	11.32
Rear Storage	35	3.24
2 x WC's		
Current Total Net Internal Area	603	56.01
Potential Net Internal Area	753	70.01

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Terms

The premises are available by way of an assignment of an existing lease commencing 15th January 2025, Expiring 14th January 2034, at a passing rent of £12,000 per annum, exclusive.

There is a tenant only break clause on 14th January 2030 and an upwards only market rent review 15th January 2029.

We are advised that the property is not elected for VAT.

Premium

A premium of £10,000 is sought for the fixtures and fittings listed below.

Extraction System
Large Fryers
Potato Peeling Machine
Potato Slicer
Air-conditioning
Oil Filter
Gas Range Cooker
Steel Preparation Table



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Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating E (111)

Rateable Value

Rating - £11,000

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

Important Note

The marketing of these premises are being undertaken with the agreement of the current tenant, in order to mitigate the losses of the landlord and those of the tenant but strictly without prejudice to the rights of the landlord in respect of arrears of rent, current and future rents and other obligations of the tenant.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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