



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## UNIT 1 1A CARDIGAN ROAD WINTON BOURNEMOUTH BH9 1BJ



### Retail unit TO LET

- Currently used as Beauty clinic
- Total area 290 sq.ft. (27 sq.m)
- Situated in a busy side road just off the main High Street of Winton

**Available for  
£7,950 p.a.**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION.

The unit is situated on Cardigan Road just off the busy High Street of Wimborne Road, Winton and is located close to Lidl, Waitrose and Boots as well as many independent stores which service the residential area.

The property is currently being used as a beauty salon with a main reception room, an air conditioned massage room and toilet at the rear.

## ACCOMMODATION

Ground floor: 290 sq.ft. (27 sq.m.)  
WC at rear

## RATEABLE VALUE - £3,900

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 £7,950 per annum exclusive of Buildings Insurance.

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.

## PLANNING

Class E Use

This property falls within Class E Commercial Businesses and Services, which include A1, A2, A3, B1, Indoor sports and Medical use, crèche/day nursery.

## EPC RATING: B

## LEGAL FEES

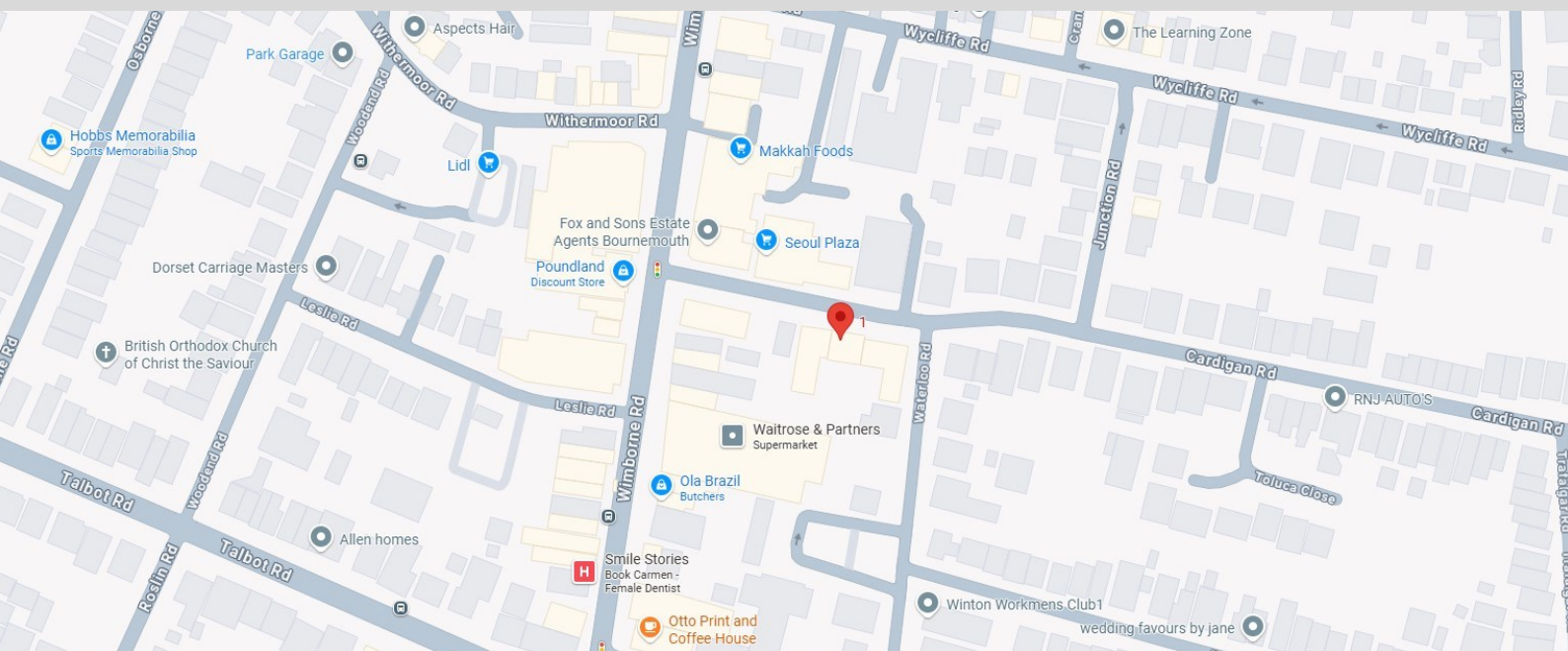
The incoming tenant will be responsible for their own legal fees.

## 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](http://www.ellis-partners.co.uk)**



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