



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



Business for Sale

AVAILABLE AT A RENTAL OF £22,000 p.a.

PREMIUM - POA



**344 WIMBORNE ROAD, WINTON,
BOURNEMOUTH, BH9 2HH**



KEY FEATURES

- Good high street position
- Currently trading as a Cafe
- Rear Garden
- Total gross internal floor area: 968 sq.ft.

ARRANGE A VIEWING

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SITUATION & DESCRIPTION

The property comprises a spacious lock up shop situated in a prominent main road location in the heart of Winton shopping centre close to Bet Fred, numerous multiple retailers and opposite Waitrose.

Rear yard area which could be used as outdoor seating for catering use.

ACCOMMODATION

Retail area:	753 sq.ft.	(70 sq.m.)
Store:	210 sq.ft.	(19.52 sq.m.)

EPC RATING -

D-79

PLANNING

Class E Use

Former A1/ A2 Retail and Financial/Professional Services

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £18,250

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

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TENURE

Available on an existing lease until the 17th of August 2033 at a rent of £22,000 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.

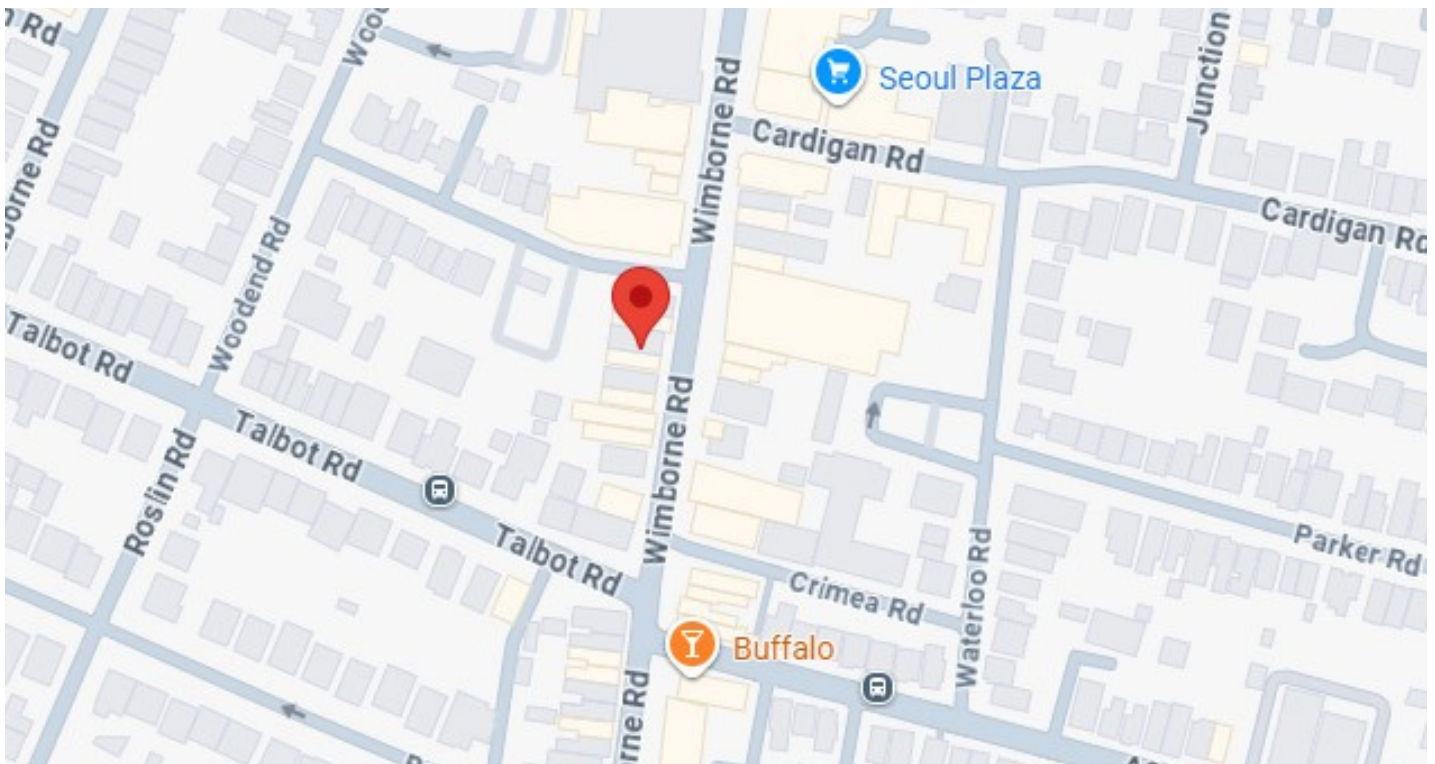
In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

LEGAL FEES

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

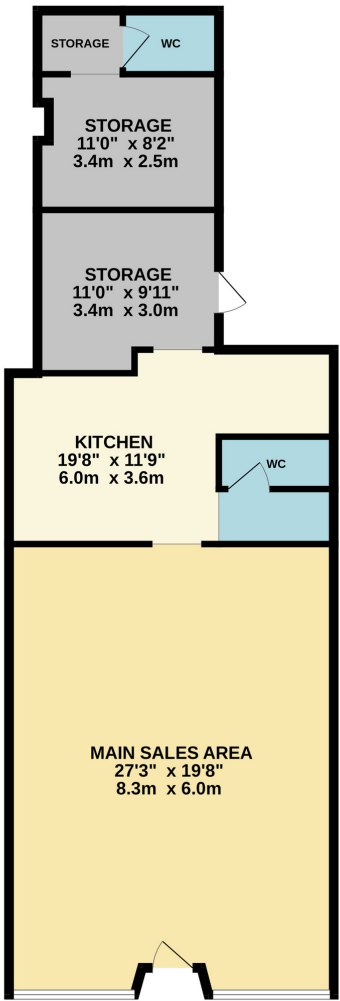
MAP LOCATION

© Google Maps



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GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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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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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