



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



RETAIL UNIT TO LET

NEW LEASE £28,500 P.A.

📍 14 Haven Road, Canford Cliffs, Poole, BH13 7LP



KEY FEATURES

- Affluent suburb of Canford Cliffs, Poole, Dorset
- Class E use. Other uses considered
- Total floor area: 796.7 sq.ft. (74.05 sq.m.)

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SITUATION & DESCRIPTION

Haven Road is situated within the affluent suburb of Canford Cliffs, an attractive residential and commercial location positioned approximately 3 miles from both Poole Town Centre and Bournemouth Town Centre. Locally referred to as “The Village,” Haven Road serves as the primary commercial hub for the area and offers a diverse mix of independent retailers, financial and professional service providers, and a number of well-regarded restaurants, cafés and bar establishments, creating a vibrant trading environment.

The premises was formerly occupied by Renoufs wine bar and is well configured for food and beverage use. The accommodation comprises a ground floor retail area together with a kitchen and ancillary storage space to the rear, providing practical layout and functionality for a range of potential occupiers, subject to the necessary consents.

ACCOMMODATION

Ground floor sales: 606.86 sq.ft. (56.4 sq.m.)

Kitchen: 84.35 sq.ft. (7.84 sq.m.)

Store: 105.55 sq.ft. (9.81 sq.m.)

Total Floor Area 796.77 sq.ft. (74.05 sq.m.)

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RATEABLE VALUE

£20,750

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, hairdressers, salon.

EPC RATING - C

TENURE

Available on a new lease with terms to be negotiated at a rental of £28,500 per annum exclusive of Service charge and Buildings Insurance.

LEGAL FEES

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

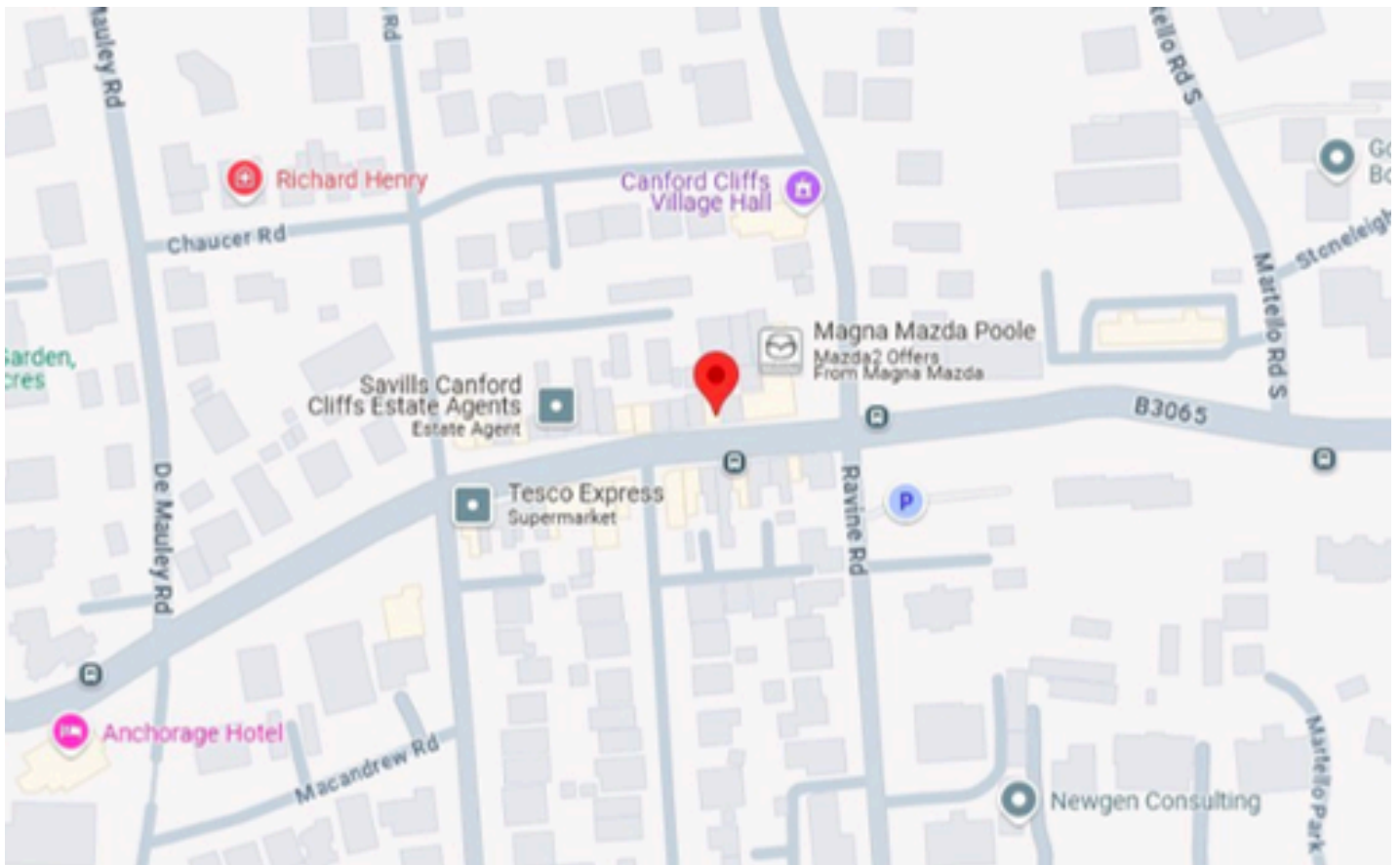
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MAP LOCATION

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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.

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