

## TO LET

(By way of assignment)

## Shop in Village Centre

at

**150 Station Road  
West Moors  
Ferndown  
BH22 0JB**

- ❖ Located in the very heart of this bustling village
- ❖ On site and on street car parking
- ❖ Shop 558 sq ft currently subdivided into 3 rooms
- ❖ Double garage/store – 263 sq ft
- ❖ Rent £13,000 per annum exclusive
- ❖ No Rates - Subject to Status
- ❖ Sole Agents



## LOCATION

This end terrace property is situated in the very heart of this bustling affluence village opposite Co-Op and close to Tesco Express in an attractive parade with a good mix of other established retailers and professional office occupiers. West Moors is situated approximately 1.5 miles from Ferndown and is a popular residential area.

There is on street car parking both sides of the road adjacent and a free public car park only 100 yards away.

## ACCOMMODATION

### Ground floor

#### Shop

Internal Width	15'10"
Depth	35'3"
Net floor Area	369 sq ft

#### Cloakroom/WC

### Outside

Two on-site car parking spaces.

### Double Garage

With up and over and personnel door and power of 263 sq ft.

## LEASE

The premises are held on an existing 6 year full repairing and insuring lease, from 5<sup>th</sup> July 2022 at a rent of £13,000 pax for the remainder.

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C

The full EPC and recommendations report are available on request.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £10,750 (From 1<sup>st</sup> April 2026)

Small business rate relief may apply, subject to status

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

## VIEWING AND FURTHER INFORMATION

Viewing strictly by appointment through sole agents:-



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