

SHOP/OFFICES FOR SALE or TO LET

Unit 1 73.2 Sq.M (788 Sq.FT)

Unit 2 56.3 Sq.M (606 Sq.FT)

207 Haymoor Road
Poole
BH15 3NT



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DESCRIPTION

The units are offered in a shell finish for ingoing tenants to complete their own internal fit-out.

The properties are offered with allocated kitchen and toilet facilities.

LOCATION

The properties are located on Haymoor Road, accessed from Ringwood Road. This central location provides easy access to both Poole and Bournemouth town centres as well as the main road networks beyond. The property is set within a mixed commercial and residential location with various uses including retail warehouses and trade counter units.

TENURE

The premises are available to rent by means of a new lease for a term to be agreed or sold by way of virtual freehold.

PRICE/RENT

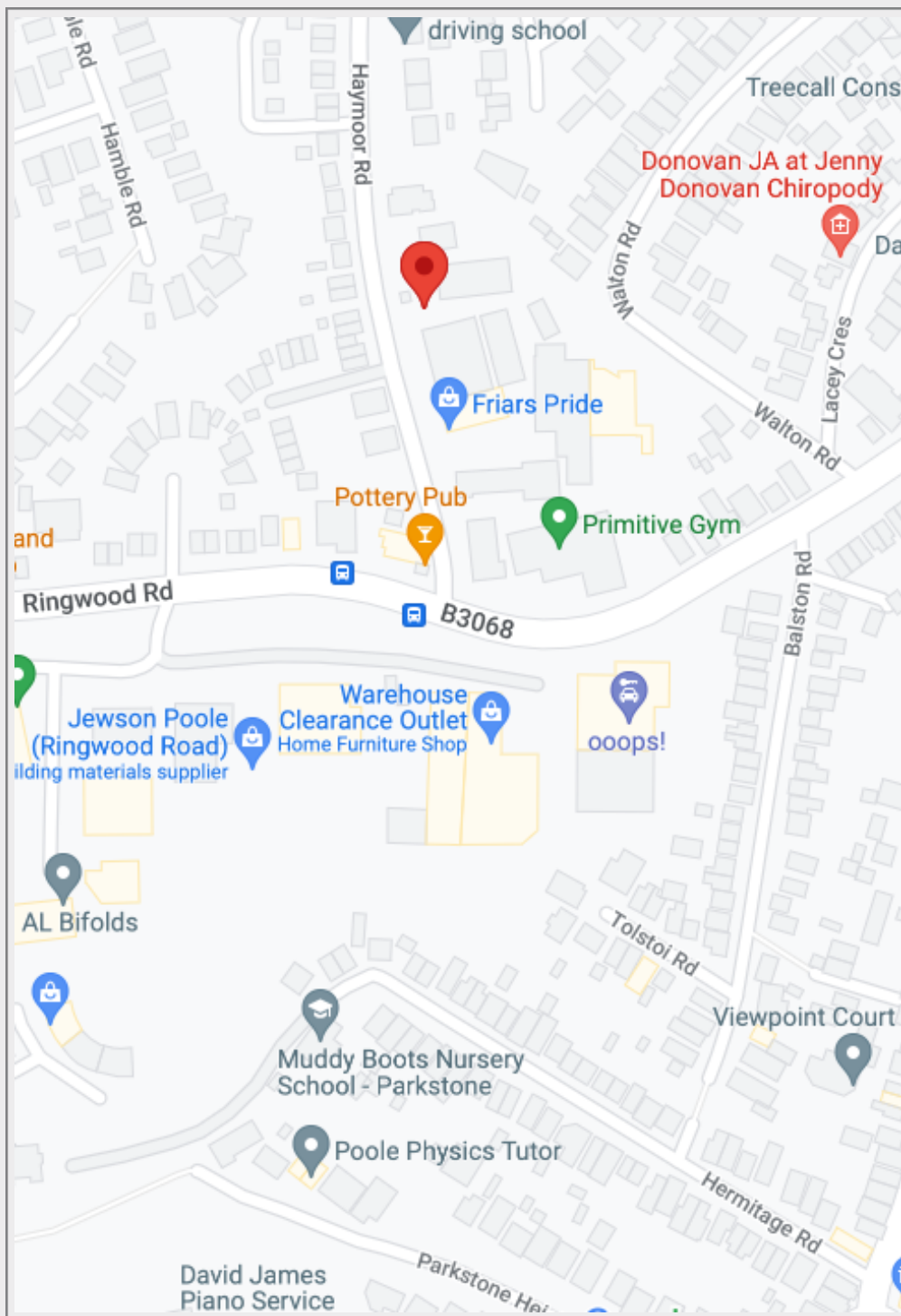
Price/Rents on Application

Quoting rents are per annum, exclusive of business rates and service charge.

PLANNING

We understand that the units will have Class E Commercial Use

In accordance with our usual practice, however, all interested parties are encouraged to contact BCP, planning department (01202 123456) with respect to authorised use of the property and their proposed use.



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AWAITING PRELIMINARY EPC

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party to bear their own.

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/buyer prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

BUSINESS RATES

The properties are yet to be assessed.

Eligible occupiers may benefit from having a significantly reduced liability for Business Rates (up to 100% relief where properties have a rateable value of £12,000 or less) during this period. Applicants must check their eligibility and entitlement to any related benefits with the relevant Local Authority.

Interested parties are advised to obtain confirmation of the rateable value and rates payable from the local authority.

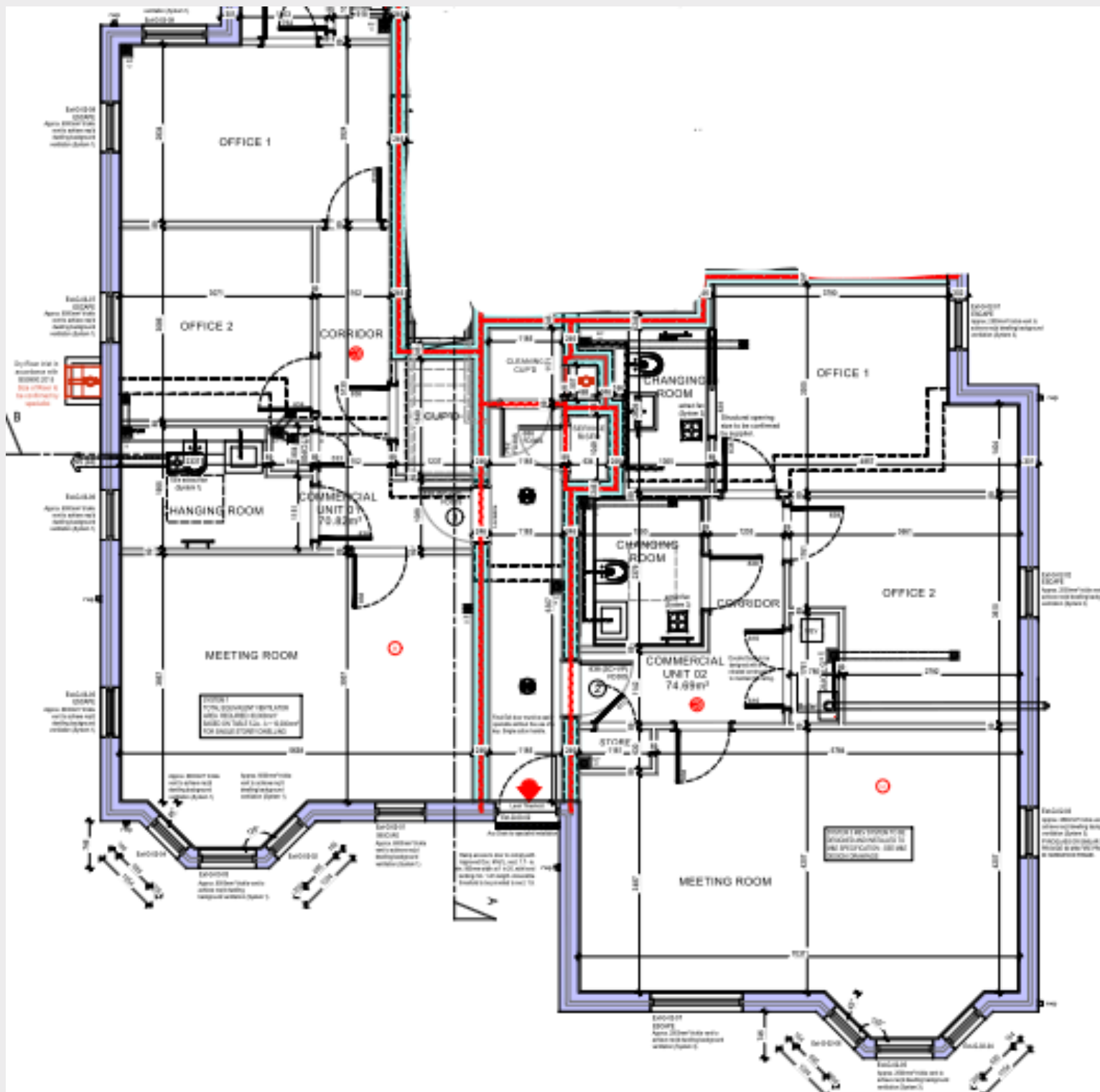
For more information visit:

<https://www.gov.uk/introduction-to-business-rates>

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract.



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