

SHOP/OFFICE UNIT
TO LET

145 Commercial Road
Ashley Cross
Poole, BH14 0JD



61 SqM (659 SqFt)

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DESCRIPTION

Currently operating as a hairdressers, the property is suitable for a number of other uses within Commercial Use Class E.

The unit is configured to provide open-plan retail space incorporating a treatment room to the front with storage space, WC and Kitchen to the rear.

Further benefits include

- Allocated Parking
- Rear Access
- Quality Flooring Throughout
- Good Number of Light Fittings
- Prominent Location

LOCATION

The shop is ideally located opposite the green in the centre of Ashley Cross. In close proximity to the shops/restaurants and other service providers, the location provides easy access to Poole, Bournemouth and the major road networks beyond. Parkstone Train Station is less than 150m away

TENURE

The premises are available to rent by means of a new FRI lease for a term to be agreed.

RENT

£17,000 per annum exclusive of VAT business rates and insurance.

PLANNING

We understand that the unit has planning consent for Class E Commercial, Business & Service

In accordance with our usual practice, however, all interested parties are encouraged to contact BCP, planning department (01202 123321) authorised use of the property . proposed use.

LOCAL AUTHORITY

BCP Council - 01202 123456

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BUSINESS RATES

Rateable value is currently £11,250

The Government has doubled Small Business Rate Relief. Eligible occupiers may benefit from having a significantly reduced liability for Uniform 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>

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Purchasers 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.

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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