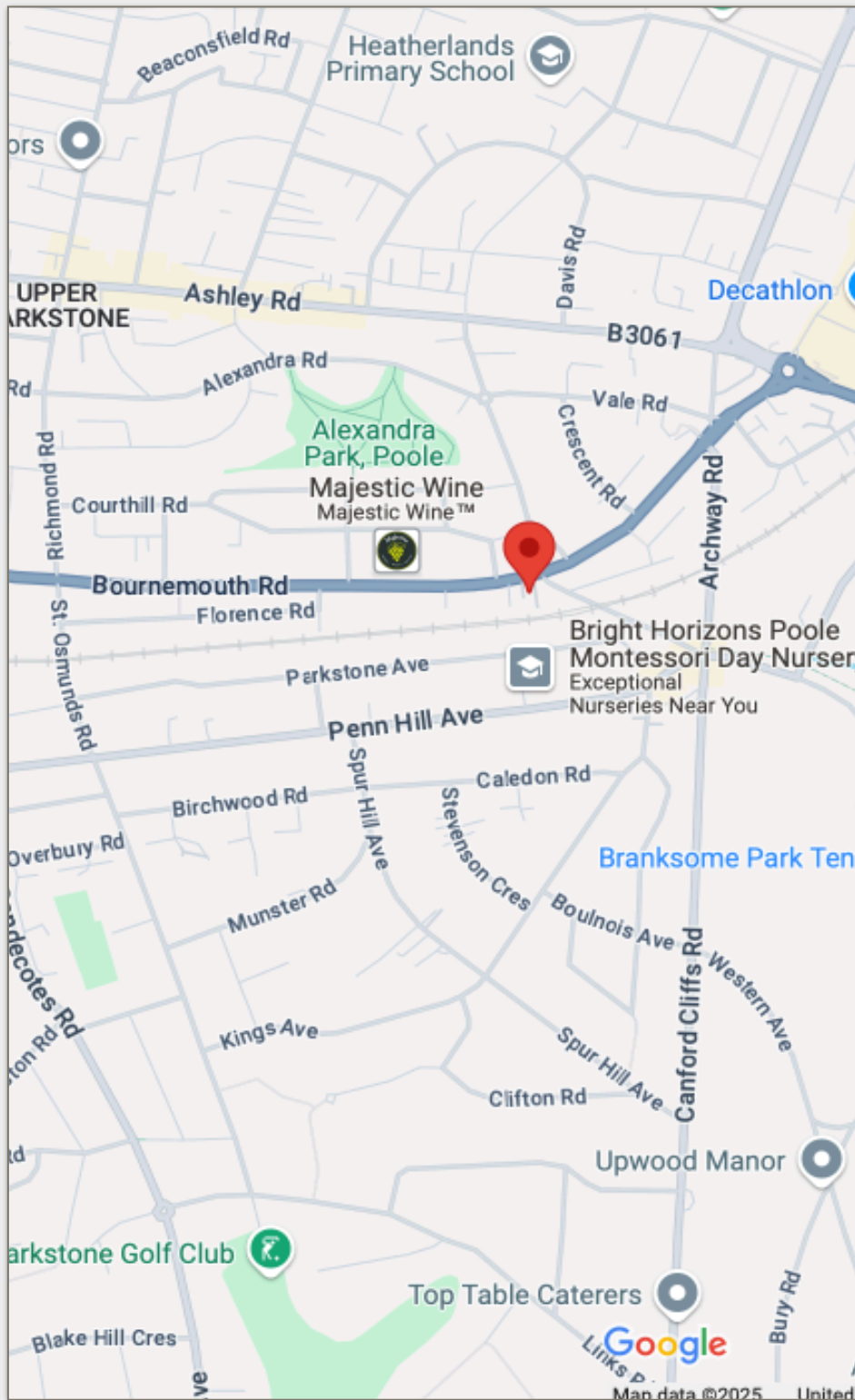


70 Sq.M.
(754 Sq.ft.)

248 Bournemouth Road
Lower Parkstone
Poole
BH14 9HZ



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DESCRIPTION

The property is configured to provide open plan retail/office accommodation at ground floor level with kitchen and toilet facilities beyond. Stairs provide access to the lower ground floor area which is again largely set out as open-plan and includes a small, internal office.

All mains services are connected to the property and it benefits from Gas Fired Central Heating.

Externally the unit is offered with two allocated parking spaces.

Ground Floor 42.7 SqM (470) SqFt
 Lower Ground 26.4 SqM (284) SqFt

Landlord may consider splitting unit

RENT

£18,000 Per Annum.

We understand that VAT is not payable on this property

LOCATION

The property is centrally located between Poole and Bournemouth on the arterial Bournemouth Road in Parkstone. Approximately 3 miles from both town centres and in a prominent location, the shop is ideally located to serve a heavily populated and affluent demographic.

Branksome Train Station is approximately 0.5 miles away and the location is served by a large number of bus routes

TENURE

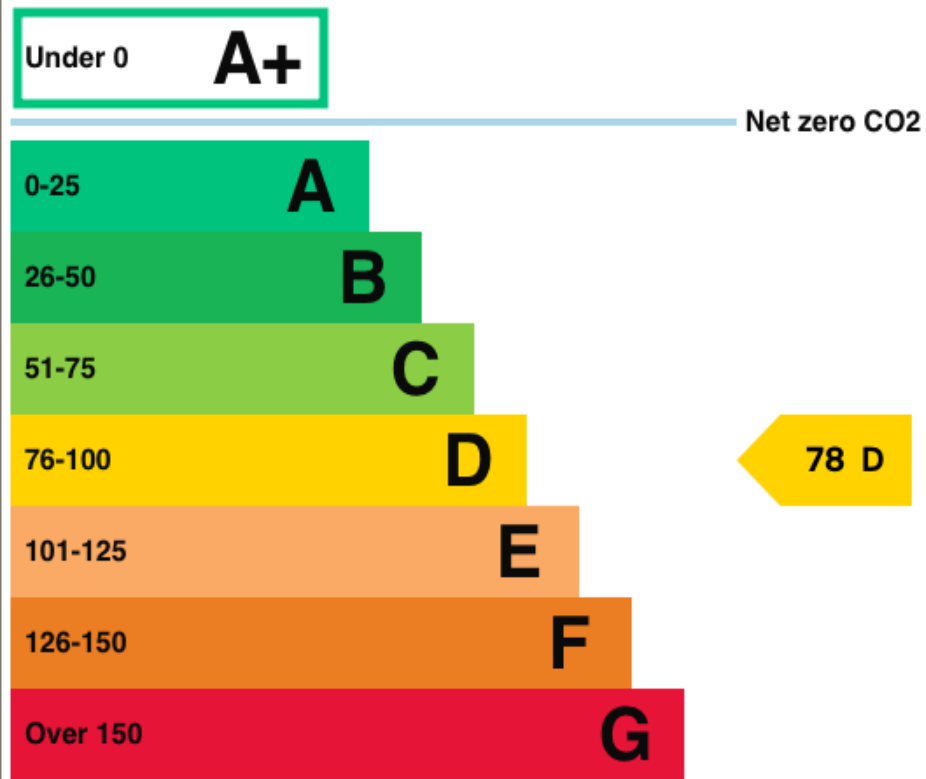
The premises are available to rent by way of new full repairing and insuring lease for a term to be agreed

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Energy rating and score

This property's energy rating is D.



PLANNING

We understand that the unit has planning consent for Class E - Commercial.

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

LEASE COSTS

Watts Holt can prepare a new tenancy agreement for a term of up to three years at a cost of £350 plus VAT to the incoming tenant, or alternatively a tenancy agreement for a term of up to six years can be prepared in house at a cost of £550 plus VAT to the incoming tenant.

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.

BUSINESS RATES

Business Rates Included in Rent

IMPORTANT NOTE

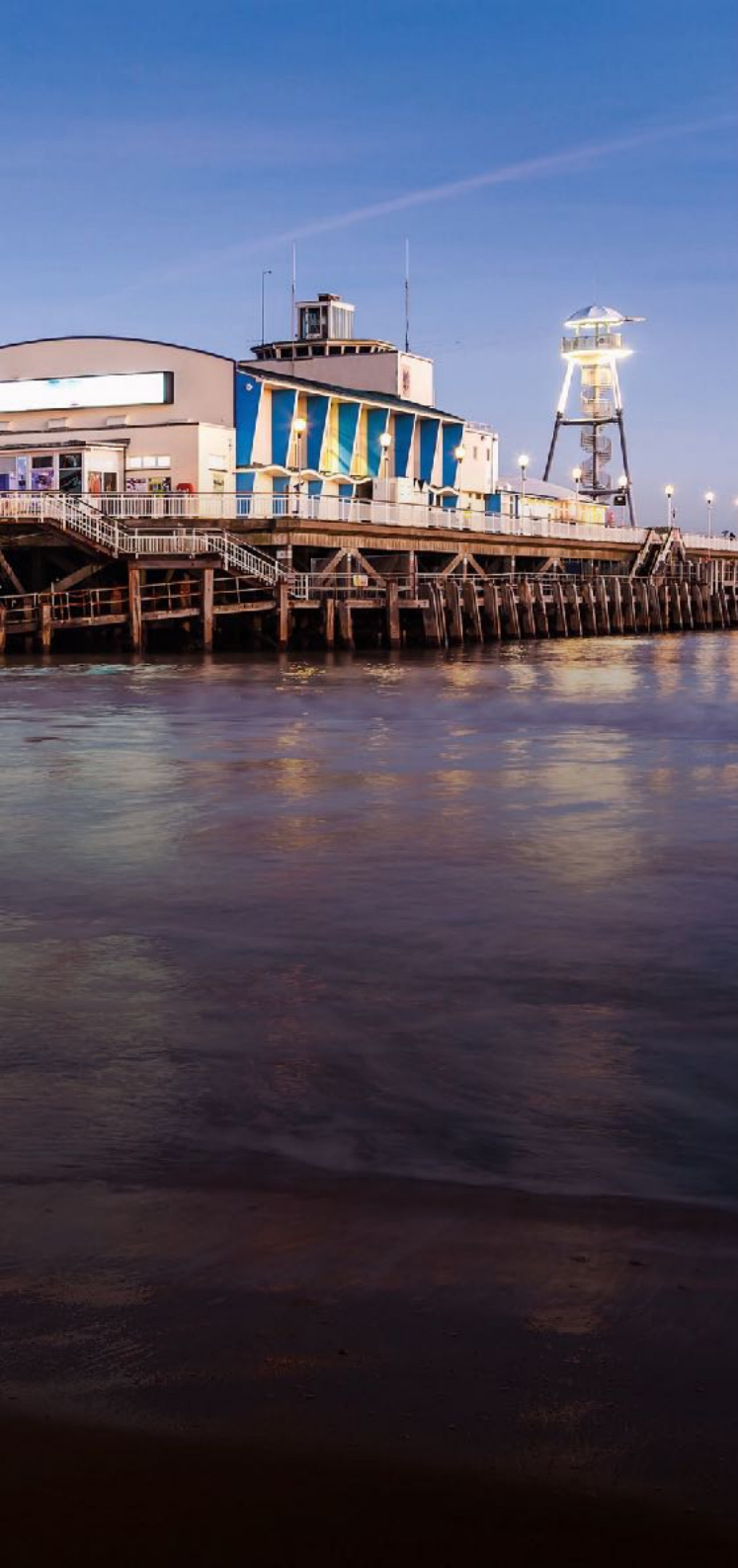
At no time has a structural survey been undertaken and appliances have not been tested.

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.

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.





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We provide advice on valuations, lettings and sales of all commercial property, including shops, offices, industrial units and land both locally and nationally. As well as providing a full building consultancy service to small and large clients, covering all aspects of the built environment.

Our extensive market knowledge and prompt approach to matters has earned us the reputation as one of the most active agencies in the area, with clients from multi-national property corporations to the smallest investor looking to maximise the value of their portfolio.

With our RICS Regulated surveyors, we provide all clients with a professional and commercial service designed to suit their specific needs and have a wide range of experience in dealing with various building types and construction projects.

Arrange a viewing today

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