

522 Ringwood Road
Poole
BH12 3LY





DESCRIPTION

Currently used for vehicle storage and sales, the site lends itself to a number of uses that can take advantage of its prominent location and close proximity to the major road networks in the conurbation.

The site benefits from two established access points, offering an ideal layout for a drive-thru operation or EV charging hub. With excellent roadside prominence and a high daily traffic count on Ringwood Road, the site provides superior visibility and accessibility for drive-to customers

The unit is formed of brick elevations beneath a profile sheet clad roof.

Tower Park leisure park is in close proximity and includes Vue Cinema, Hollywood Bowl, Tesco, & Nando's among other national operators.

TENURE

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

RENT

£80,000 per annum exclusive

LOCATION

The property is prominently located on the B3061 Ringwood Road in the Newtown area of Poole. The site provides easy access to both Poole and Bournemouth as well as the major road networks beyond. Poole Town Centre lies approximately 4 miles to the West and Bournemouth Town Centre is approximately 4.2 miles to the East.

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.

LOCAL AUTHORITY

BCP Council - 01202 123456

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BUSINESS RATES

Rateable value is currently £40,250

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

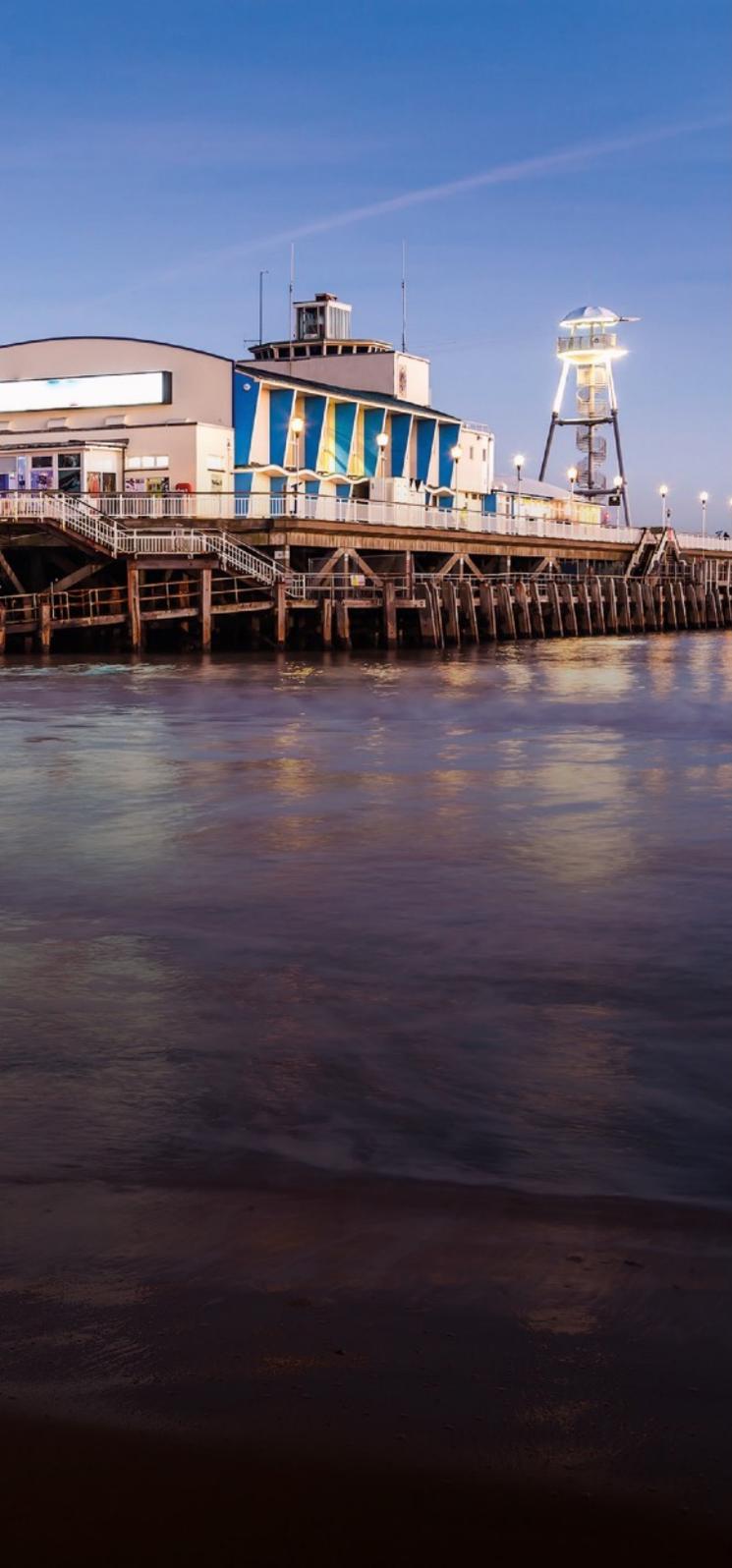
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/buyer prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

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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