

32.6 Sq.M.  
(350 Sq.ft.)

459 Poole Road  
Branksome  
Poole  
BH12 1DH

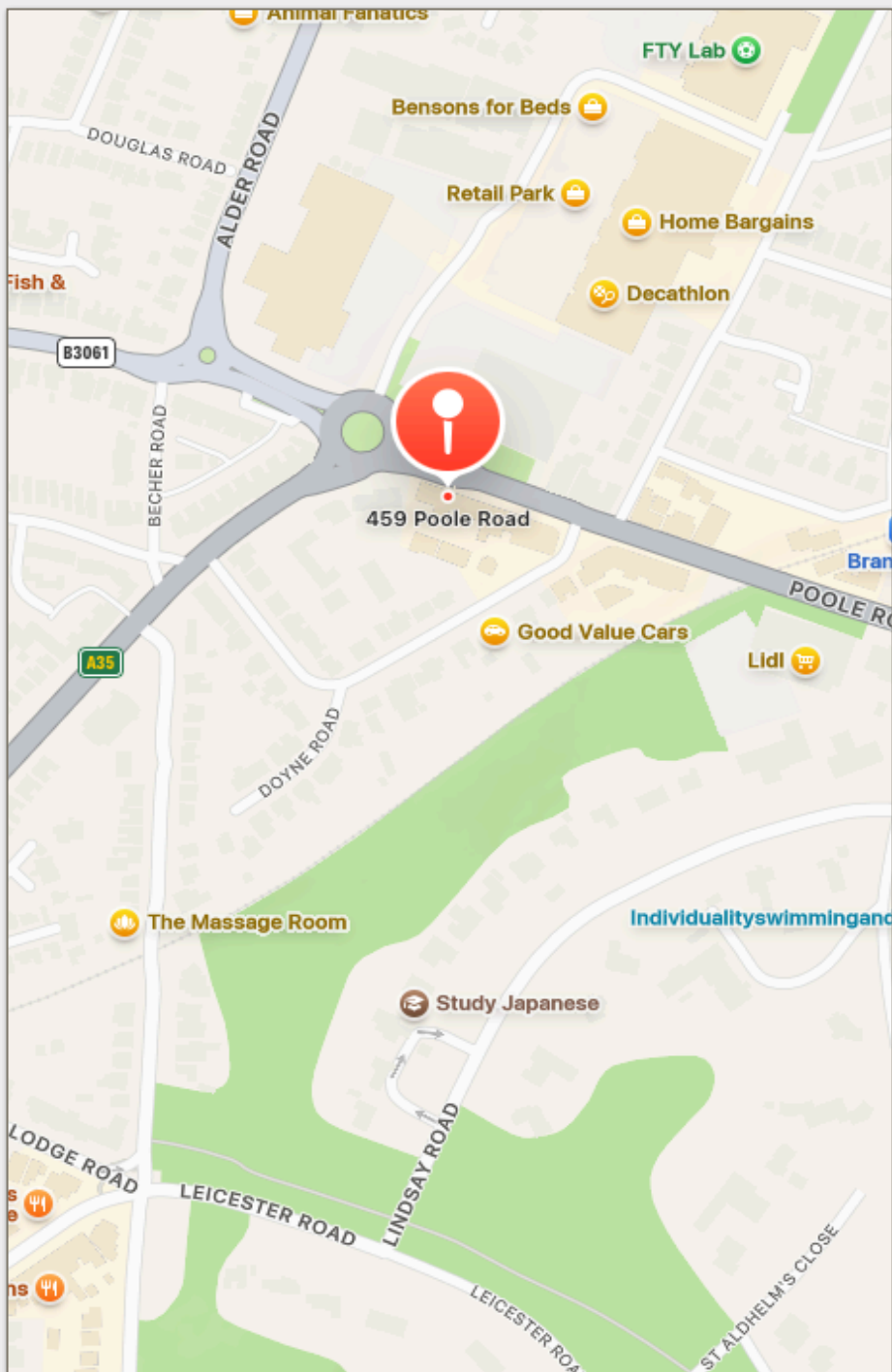
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## DESCRIPTION

Presented in excellent order, the premises consist of a ground floor, lock-up retail unit in a highly prominent location.

Currently used as a hairdresser the space is configured to provide open plan retail / office accommodation with staff kitchen/ WC to the rear.

Further benefits include:

- Tiled Flooring Throughout
- Downlighters to retail space
- Gas Central Heating
- Parking in Retail Park opposite and roads behind
- Presented in good decorative order
- Below business rates threshold.

The upper parts and basement have been sold by way of long lease for 150 years each with no ground rent payable. Copies of leases are available from agent.

## LOCATION

The property is centrally located between Poole and Bournemouth on Poole Road in Branksome. Approximately 3 miles from both town centres, the shop is ideally located opposite the Redland Retail Park with great prominence from the John Lewis Home Store. Other occupiers on the park include Boots, Home Sense, DW Sports, Laura Ashley and Next Home.

Branksome Train Station is a three minute walk and the location is serviced by a large number of bus routes

## TENURE

The property is available to purchase Freehold or to rent by means of a new FRI lease for a term to be agreed.

## PRICE

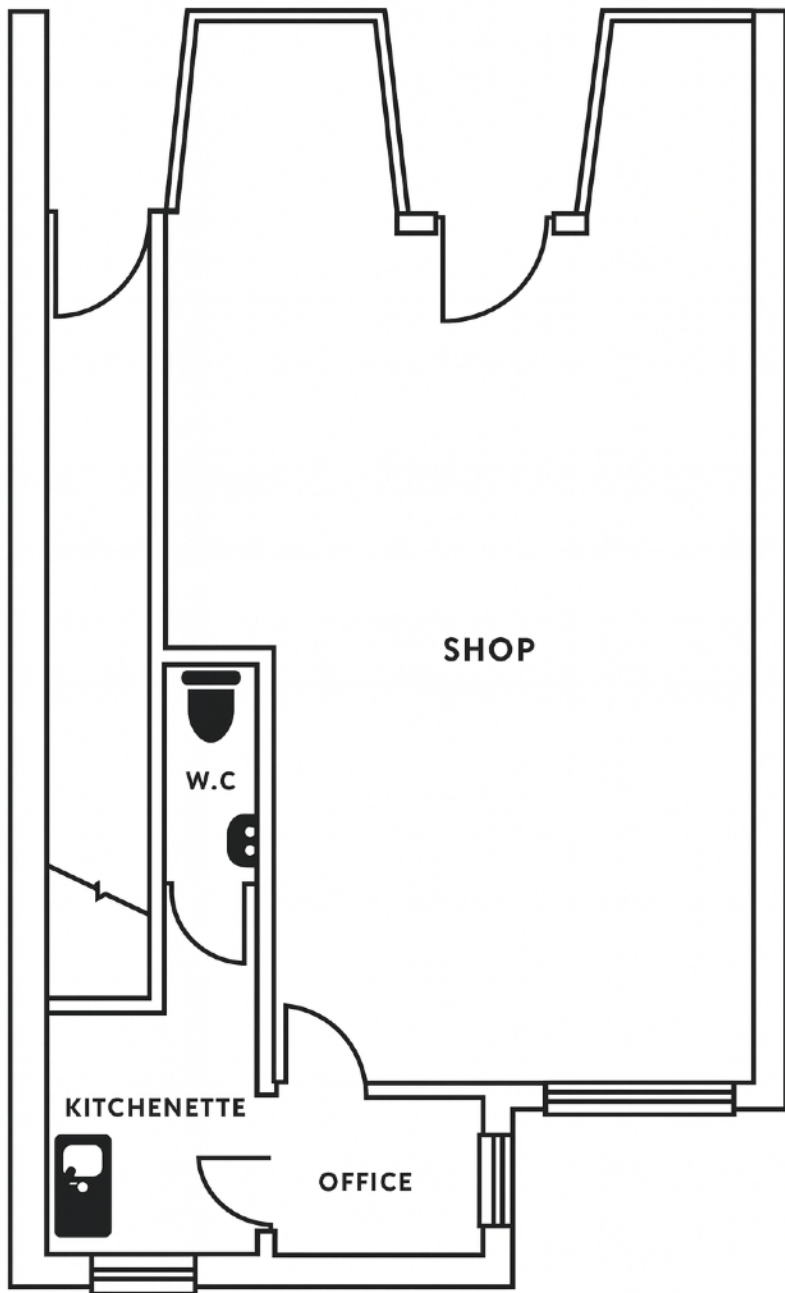
**£130,000** We are informed that VAT is not payable

## RENT

**£10,000 per annum** exclusive of business rates and insurance.

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## PLANNING

We understand that the unit has planning consent for Class E commercial and has most recently been used as a hairdressers

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

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in the preparation of a new Lease.

## 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

The VOA website confirms a rateable value of £7,200 and the current small business rate multiplier is 49.1p

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.

## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/buyer prior to instructing solicitors.

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Arrange a viewing today

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