

TO LET  
RETAILUNIT

61.3 Sq.M.  
( 660 Sq.ft.)

52 Commercial Road  
Ashley Cross  
Poole  
BH14 0JT

Look at You  
AESTHETICS AND BEAUTY STUDIO

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## DESCRIPTION

52 Commercial Road comprises a well-presented ground-floor commercial unit, currently configured and fitted out for use as a beauty or treatment clinic. The accommodation is arranged to provide a reception area, four individual treatment rooms (each with a sink), kitchen facilities, a rear WC, and a small enclosed courtyard area.

The property is presented in good decorative order throughout, having been recently redecorated, and benefits from laminate flooring, suspended ceilings incorporating recessed lighting and extraction, air conditioning, and a fire alarm system.

The unit is fully operational and ready for immediate occupation, with existing kitchen appliances, including a washing machine and fridge, included. Externally, there is rear parking accessed from the courtyard area, providing a practical and increasingly rare amenity for a central Ashley Cross location.

The accommodation would suit a variety of Class E occupiers, particularly those within the health, beauty, wellness or medical-related sectors, seeking a ready-made premises with minimal set-up costs.

## LOCATION

The shop is ideally located near the public car park 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 approximately 300 metres away

## RENT

**£16,000 per annum** exclusive of VAT, insurance, business rates and service charge where applicable.

## TENURE

Available by way of a new full repairing and insuring lease for a term to be agreed.

## PLANNING

We understand the property has consent for Class E (Commercial).

Interested parties are advised to make their own enquiries with the Local Planning Authority.



## BUSINESS RATES

The VOA website confirms a rateable value of £12,750

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.

## EPC

C-63

## 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.

## 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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