

TO LET

PROMINENT COMMERCIAL UNIT

**41.1 SqM
(442 SqFt)**

**27 Sea View Road
Poole
BH12 3LP**



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DESCRIPTION

The property comprises a self-contained ground floor commercial premises previously occupied as offices but suitable for a variety of uses within Class E of the Use Classes Order.

The accommodation is arranged as two principal rooms together with a rear store, kitchenette and WC facilities. The premises are presented in good decorative order throughout with modern floor coverings, electric heating and good levels of natural light.

Externally, the property benefits from rear access and parking for approximately three vehicles, a significant benefit for premises of this size.

LOCATION

The property is situated on Seaview Road, a well-established mixed commercial and residential location within Poole. The premises benefit from good access to Poole town centre, Ashley Cross and the wider conurbation, whilst also being conveniently located for local amenities and public transport links.

TENURE

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

RENT

£8,000 per annum exclusive of VAT, business rates and service charge where applicable

PLANNING

The property benefits from Use Class E, permitting a wide range of commercial uses including offices, professional services, medical, beauty, studio, retail and other uses within Class E, subject to any necessary consents.

Interested parties are advised to make their own enquiries of BCP Council Planning Department.

BUSINESS RATES

The VOA website confirms a rateable value of £5,900 and the current small business rate multiplier is 49.9p

Eligible occupiers will likely 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).

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>

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

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.

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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