

TO LET

PROMINENT & VERSATILE CLASS E PREMISES

79.5 SQ M
(856 SQ FT)
WITH PRIVATE GARDEN

119 Bournemouth Road
Lower Parkstone
Poole
BH14 9HR



WATTS | HOLT
COMMERCIAL AGENTS AND SURVEYORS

DESCRIPTION

The property comprises attractive and versatile Class E commercial accommodation, prominently situated on Bournemouth Road in the heart of Lower Parkstone.

The main accommodation provides a bright, largely open-plan space with extensive glazed frontage, wood-effect flooring and direct access to the rear. The flexible layout is suitable for a variety of retail, studio, office, health, beauty and other Class E uses, subject to any necessary consents.

To the rear is ancillary accommodation including kitchenette and WC facilities, together with access to an enclosed private garden.

A particular feature is the additional fully insulated detached garden room, measuring approximately 3.0m × 3.9m (11.7 sq m / 126 sq ft), providing useful additional studio, treatment, office or ancillary accommodation.

The premises are currently fitted and occupied as a wellness studio and offer an unusual opportunity to acquire well-presented commercial accommodation with the benefit of a substantial private outside area

RENT

£18,000 per annum exclusive of insurance, business rates and service charge where applicable. We understand that VAT is not payable.

LOCATION

The premies are ideally 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.

Parkstone 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.

EPC

Ordered and awaited

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 BCP planning department (01202 123321) 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.

BUSINESS RATES

The VOA website confirms a rateable value of £7,800

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). Applicants must check their eligibility and entitlement to any related benefits with the relevant Local Authority.

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. This is to help combat fraud and money laundering and the requirements are contained in statute.





TRUST, DILIGENCE AND COMMERCIAL SAVVY

Making a name for ourselves on the South Coast by winning your trust. Watts Holt are a multi-disciplinary agency and consultancy based on the South Coast with years of experience in all aspects of commercial property.

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 have earned us the reputation as one of the most active agencies in the area, with clients from multinational 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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