TO LET

RARE INDUSTRIAL / STORAGE UNIT

169 sq m
(1,816 sq ft)
May Split

16A Inverleigh Road
Southbourne
Bournemouth
BH6 5HA



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DESCRIPTION

The property comprises ground-floor industrial/storage accommodation forming part of an established, older-style industrial/office complex incorporating both single and two-storey buildings.

The accommodation is currently utilised for commercial catering purposes and provides a substantial production area, additional storage accommodation, rear office, kitchenettes and WC facilities.

The premises benefit from pedstrian doors and a loading door measuring approximately 2.0m wide by 2.1m high with a further historic loading door currently bricked up.

The production and storage accommodation has an internal height of approximately 2.5m.

Access is via a shared access, and whilst there is no allocated parking, ample unrestricted on-street parking is available nearby.

The property may suit a variety of occupiers requiring light industrial, catering production, storage, distribution or ancillary commercial accommodation, subject to any necessary consents.

The unit also benefits from 3 phase power.

LOCATION

The property is situated in Southbourne, a popular and established suburb of Bournemouth, approximately three miles east of Bournemouth town centre. Southbourne benefits from a thriving commercial centre along Southbourne Grove, together with an extensive surrounding residential catchment. Industrial and storage accommodation is relatively scarce in this location, making the property an unusual opportunity for businesses seeking premises within the Southbourne area.

RENT

£16,500 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.

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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.

EPC

C - 53

BUSINESS RATES

The VOA website confirms a rateable value of £17,750

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.

LEASE COSTS

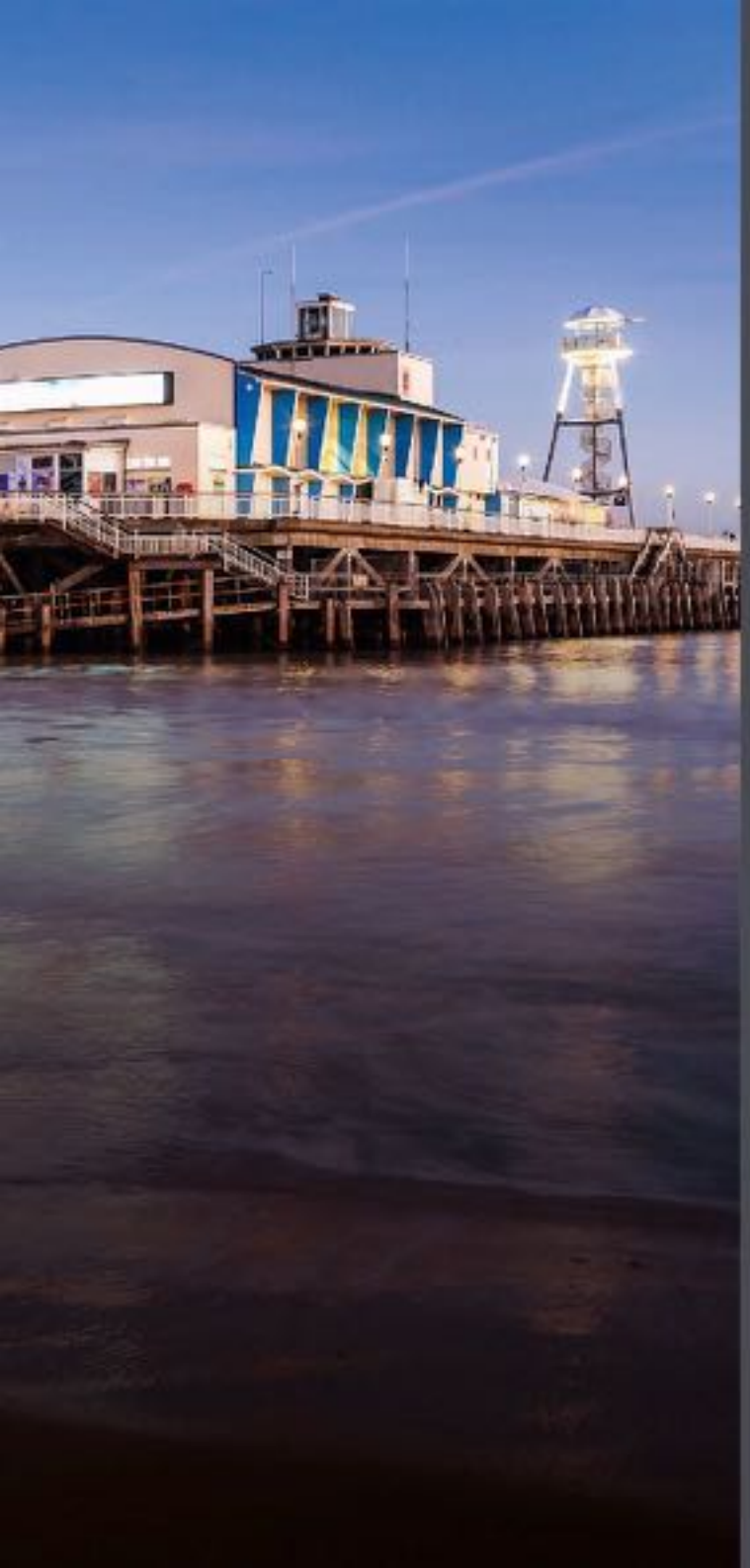
Watts Holt can prepare a new tenancy agreement for a term of up to three years at a cost of £350 plus VAT to the incoming tenant, or alternatively, a tenancy agreement for a term of up to six years can be prepared in-house at a cost of £550 plus VAT to the incoming tenant.

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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