

TO LET

**PROMINENT FORMER BANK PREMISES IN POPULAR
BOURNEMOUTH SUBURB WITH PARKING & LARGE GARDEN**



RETAIL

goadsby

290 WIMBORNE ROAD
WINTON, BOURNEMOUTH, DORSET, BH3 7AX

SUMMARY >

- LARGE DOUBLE FRONTED RETAIL PREMISES
- FRONTING BUSY MAIN THOROUGHFARE
- SUITABLE FOR A VARIETY OF USES WITHIN USE CLASS E (S.T.P.P.)
- WITHIN 100 YARDS OF THE PRIME PEDESTRIANISED SHOPPING PRECINCT
- TWO ALLOCATED PARKING SPACES
- REAR GARDEN

QUOTING RENT: £22,000 PER ANNUM EXCL.



REF:
s195793

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Location

The premises occupies a prominent trading position within a densely populated Bournemouth suburb of Winton, fronting the A347 Wimborne Road, where numerous multiple retailers are represented including **BOOTS, WAITROSE, POUNDLAND, LIDL, WH SMITH, BETFRED, PIZZA HUT DELIVERY, SUPERDRUG, GREGGS, CARD FACTORY, WILKINSONS** and **SUBWAY**.

A number of the leading banks and building societies are also located in the vicinity. Limited wait roadside parking is available to the front of the premises.



Description

This prominent character building which benefits from return frontage to both Wimborne Road and Bryanstone Road, provides a former banking hall arranged over the ground floor and basement. The ground floor benefits from a number of offices throughout the ground floor with male/female cloakrooms located to the rear and a staff room with kitchenette.

The basement is accessed via an internal staircase located to the rear of the ground floor and consists of 2 bank vaults and an area for storage.

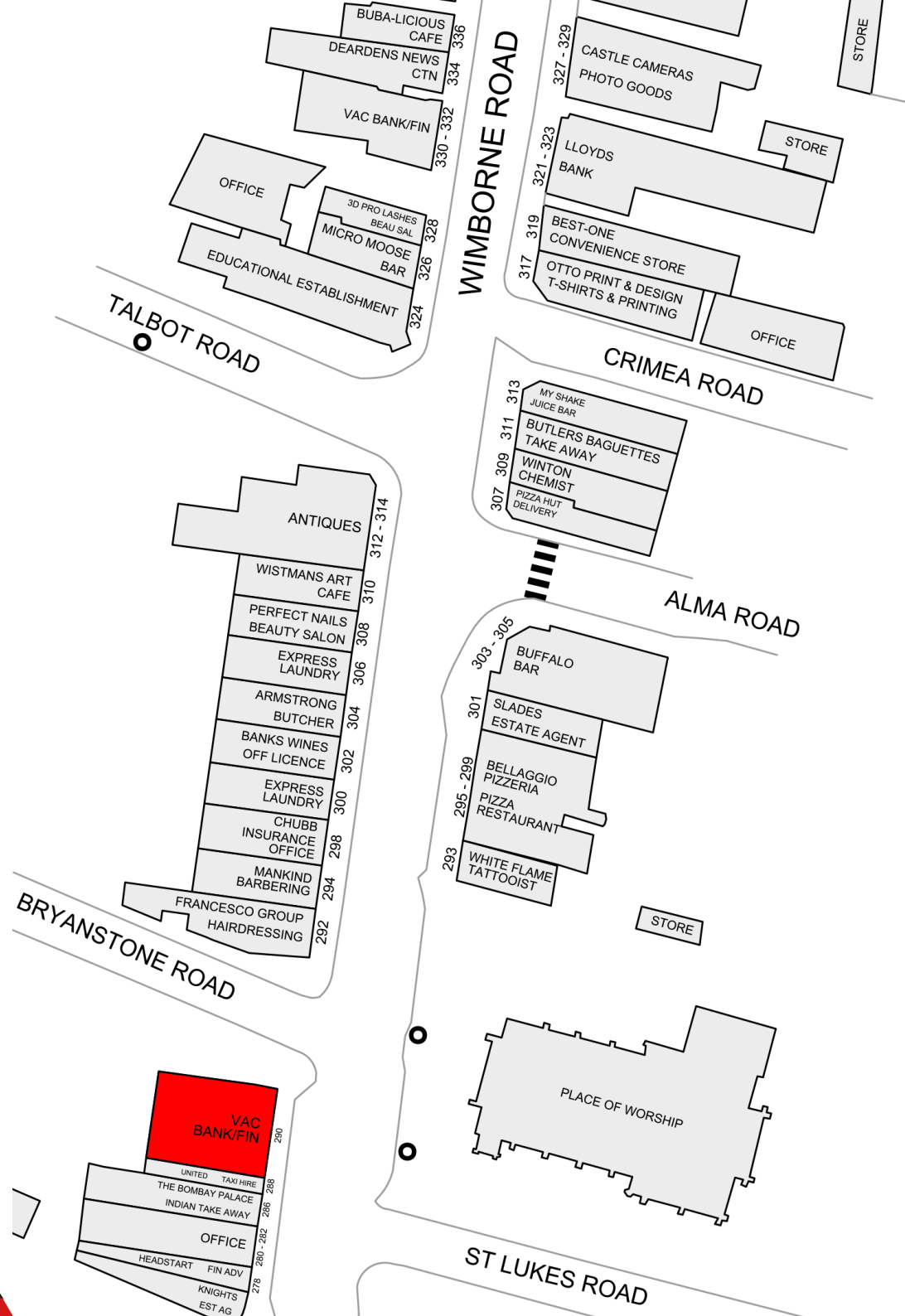
There are two allocated car parking spaces located to rear of the building, in addition to a garden.

Accommodation

	sq m	sq ft
Ground floor	200.27	2,155
Basement	27.69	298
Male and female WCs	-	-
2 car parking spaces	-	-
Total area approx.	227.96	2,453

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Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£22,000 per annum**, exclusive, payable quarterly in advance by standing order.

Rateable Value

£22,750 (01.04.23)

Rates payable at 49.9p in the £ (year commencing 1st April 2023)

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

EPC Rating

C - 53

Legal Costs

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

Viewing

Strictly by prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

goadsby.com