TO LET GROUND FLOOR SHOP

9 ADASTRAL SQUARE, CANFORD HEATH, POOLE, DORSET, BH17 8SA



sibbett gregory

LOCATION
The property is prominently situated within the established Adastral Square in Canford Heath, Poole, forming part of a popular neighbourhood shopping parade which serves the surrounding local community. Nearby occupiers include Iceland, Morrisons Daily, Palmer Snell, Austin & Wyatt and The Hub on the Heath.

The property is well located and benefits from excellent local bus links and convenient access to the wider road network including the A3049 Dorset Way. Poole town centre is approximately 4 miles to the south, with easy access across the Bournemouth and Poole conurbation.

DESCRIPTION
The property comprises a ground floor commercial unit with a large, well-presented glazed frontage, providing excellent levels of natural light. The parade benefits from a large landscaped and paved forecourt, providing convenient access to the property.

The property benefits from a standard internal specification including LED panel ceiling lighting, carpeting throughout, a kitchenette and a WC.

Externally, the property benefits from access to a large free public car park serving the wider parade, providing convenient parking for staff and customers.

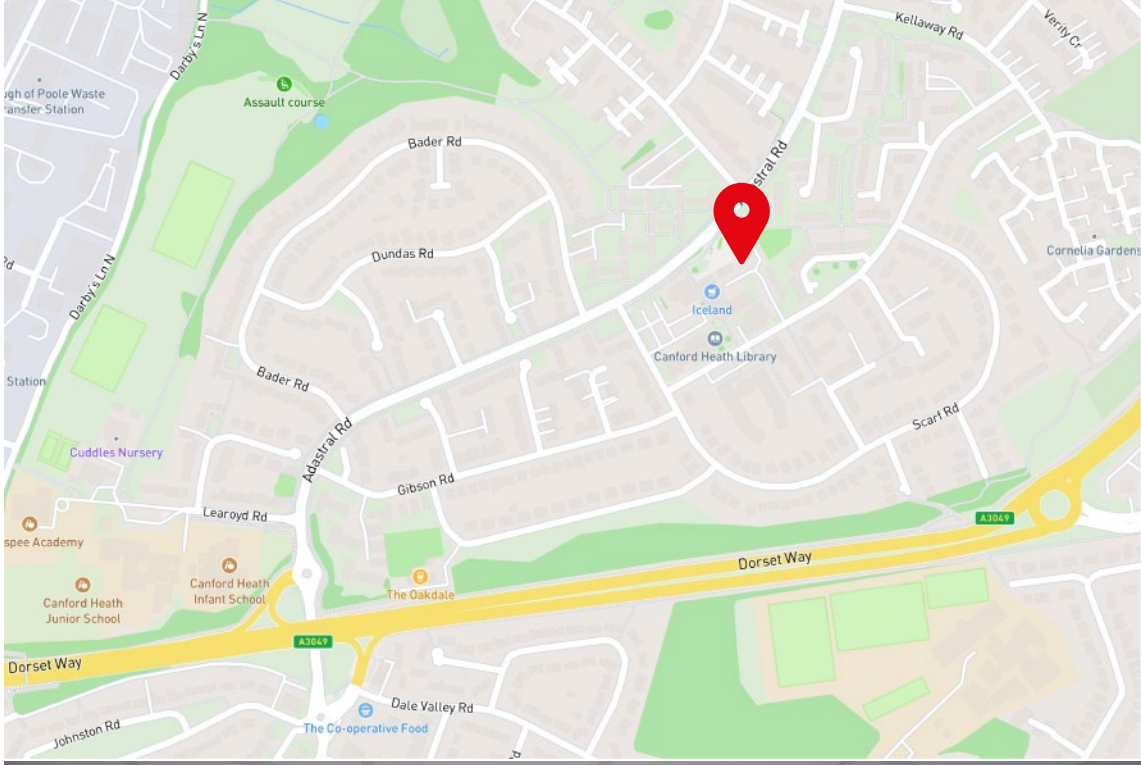
ACCOMMODATION
We have measured the property with the following approximate net internal areas:

Description	Sq M	Sq Ft
Ground Floor Retail	67	722

TENURE
Available to let by way of a new effective Full Repairing & Insuring lease for a term to be agreed.

RENT
£10,750 per annum exclusive.

The rent is exclusive of business rates, service charge, VAT, Buildings Insurance and utilities.





These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

PLANNING
We understand the property is considered suitable for planning uses falling within Class E of the Town & Country Planning (Use Classes) Order 1987.

SERVICE CHARGE
There will be a service charge payable for the maintenance and upkeep of the common areas of the estate.

BUSINESS RATES
The Valuation Office Agency states that the property has a rateable value of £10,750.

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

EPC
The property has an energy rating of D 84.

A copy of the full EPC & report is available on request.

VIEWING
Strictly by appointment via the sole Agents, Sibbett Gregory.

Sam Morgan
01202 661177
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FINANCE ACT 1989
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee 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. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance