

TO LET

LOCK UP RETAIL OPPORTUNITIES



RETAIL

goadsby

UNITS 1 & 2, 443 WIMBORNE ROAD
WINTON, BOURNEMOUTH, DORSET BH9 2AN

SUMMARY >

- TWO NEW LOCK UP RETAIL OPPORTUNITIES
- SUITABLE FOR A VARIETY OF USES, WITHIN USE CLASS E
- FRONTING BUSY MAIN THOROUGHFARE
- LIMITED WAIT ROADSIDE PARKING OPPOSITE
- NEW STAFF/WELFARE FACILITIES TO BE INSTALLED

QUOTING RENTS:

UNIT 1 £19,000 PER ANNUM, EXCLUSIVE

UNIT 2 £19,000 PER ANNUM, EXCLUSIVE



REF:
s276804

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The premises occupies a prominent trading position in the densely populated Bournemouth suburb of Winton, fronting the A347 Wimborne Road where numerous multiple retailers are represented, including **BOOTS, POUNDLAND, WEATHERSPOONS, WAITROSE, LIDL, CORAL, LOUNGERS, SUPERDRUG, GREGGS, CARD FACTORY** and **G & T'S WORLD OF CARDS**.

Description

- Two new lock up retail opportunities
- To be split, subject to terms
- Good sized sales area
- Rear W/C and staff facilities to be installed



Coffee#1



LOUNGERS

sq m sq ft

Unit 1	94.76	1,020
Unit 2	95.80	1,031

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Terms

The premises are available to let by way of new effective full repairing and insuring leases, terms and rent review patterns by negotiation, at the commencing rents which are to be exclusive of all other outgoings:

Unit 1	£19,000 per annum exclusive
Unit 2	£19,000 per annum exclusive

Rateable Value

To be re-assessed

Service Charge

The tenant(s) will be liable, via a service charge, to contribute a due proportion of those costs incurred by the landlords in maintaining/insuring the building of which the premises form part together with the communal areas/car park.

VAT

Not applicable.

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/tenant once a sale/letting 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/tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

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