

TO LET

**FORMER CAFÉ/RESTAURANT PREMISES
WITH LARGE REAR COURTYARD/GARDEN**



RETAIL

goadsby

480 WIMBORNE ROAD
BOURNEMOUTH, DORSET, BH9 2EY

SUMMARY >

- FITTED CAFÉ/RESTAURANT OPPORTUNITY
- LOCATED IN THE POPULAR BOURNEMOUTH SUBURB OF WINTON
- ARRANGED OVER THE GROUND AND FIRST FLOORS
- BENEFITS FROM A FITTED EXTRACTION SYSTEM
- LOCATED OPPOSITE NEW B&M STORE AND SNAP FITNESS GYM

QUOTING RENT: £35,000 PER ANNUM EXCLUSIVE



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s345638

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Location

- Winton is a busy popular suburb approximately 2 miles to the north of Bournemouth town centre.
- There is an established retailing location with an array of national, regional and local retailers.
- The property is located opposite a new B&M store and Snap Fitness Gym.
- Wimborne Road benefits from limited wait roadside parking throughout.
- Nearby occupiers include Lidl, Wetherspoons, Card Factory, KFC, Loungers, Iceland

Description

- Arranged over the ground floor and first floor
- Former café/restaurant premises, benefitting from a fitted extraction system
- Good sized front and rear seating area
- The first floor is accessed via an internal staircase and provides a number of rooms for storage and/or preparation
- Good sized rear courtyard/garden accessed by bi-fold doors.
- Kitchen/preparation area located to the rear of the ground floor

Accommodation

	sq m	sq ft
Ground floor	122.95	1,323
First floor	40.67	438
External courtyard/garden	90.02	969

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 rental of **£35,000 per annum**, exclusive of all other outgoings.





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Rateable Value

£18,500 (1st April 2023)

Rate payable at 54.6p in the pound (Year commencing 1st April 2024)

EPC Rating

D - 78

Legal Costs

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

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.

Viewing

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



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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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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.

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