

TO LET

PROMINENT CLASS E UNIT

298 SQ FT // 27.68 SQ M

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**



RETAIL

goadsby

849 WIMBORNE ROAD

MOORDOWN, BOURNEMOUTH, DORSET BH9 2BG

SUMMARY >

- GROUND FLOOR LOCK UP RETAIL UNIT
- LOCATED IN POPULAR BOURNEMOUTH SUBURB FRONTING BUSY THOROUGHFARE
- SUITABLE FOR A VARIETY OF USES WITHIN USE CLASS E
- SMALL BUSINESS RATES RELIEF AVAILABLE, SUBJECT TO TERMS

QUOTING RENT: £8,500 PER ANNUM EXCL.



REF:
s305666

849 WIMBORNE ROAD
MOORDOWN, BOURNEMOUTH, DORSET BH9 2BG



- The premises occupies a prominent trading position fronting the A347 Wimborne Road
- Moordown is a densely populated suburb approximately 3 miles of Bournemouth Town Centre
- Wimborne Road is characterised by its wide variety of principal independent retailers and service providers, together with numerous multiple retailers in the vicinity
- Limited roadside parking is available throughout Wimborne Road

- The property comprises of a ground floor lock up retail unit with frontage to Wimborne Road
- The premises benefits from a main sales area with ancillary storage and a WC with wash hand basin and a kitchenette located to the rear
- A variety of uses to be considered within Use Class E

Sales Area	21.68 sq m	233 sq ft
Ancillary	6 sq m	64.56 sq ft
Total	27.68 sq m	298 sq ft



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 **£8,500 per annum**, exclusive of all other outgoings.

Rateable Value

£4,700

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1st April 2025)

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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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 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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