



TO LET

**LOCK UP RETAIL PREMISES
WITH PARKING FOR ONE VEHICLE
491 SQ FT // 45.64 SQ M**

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



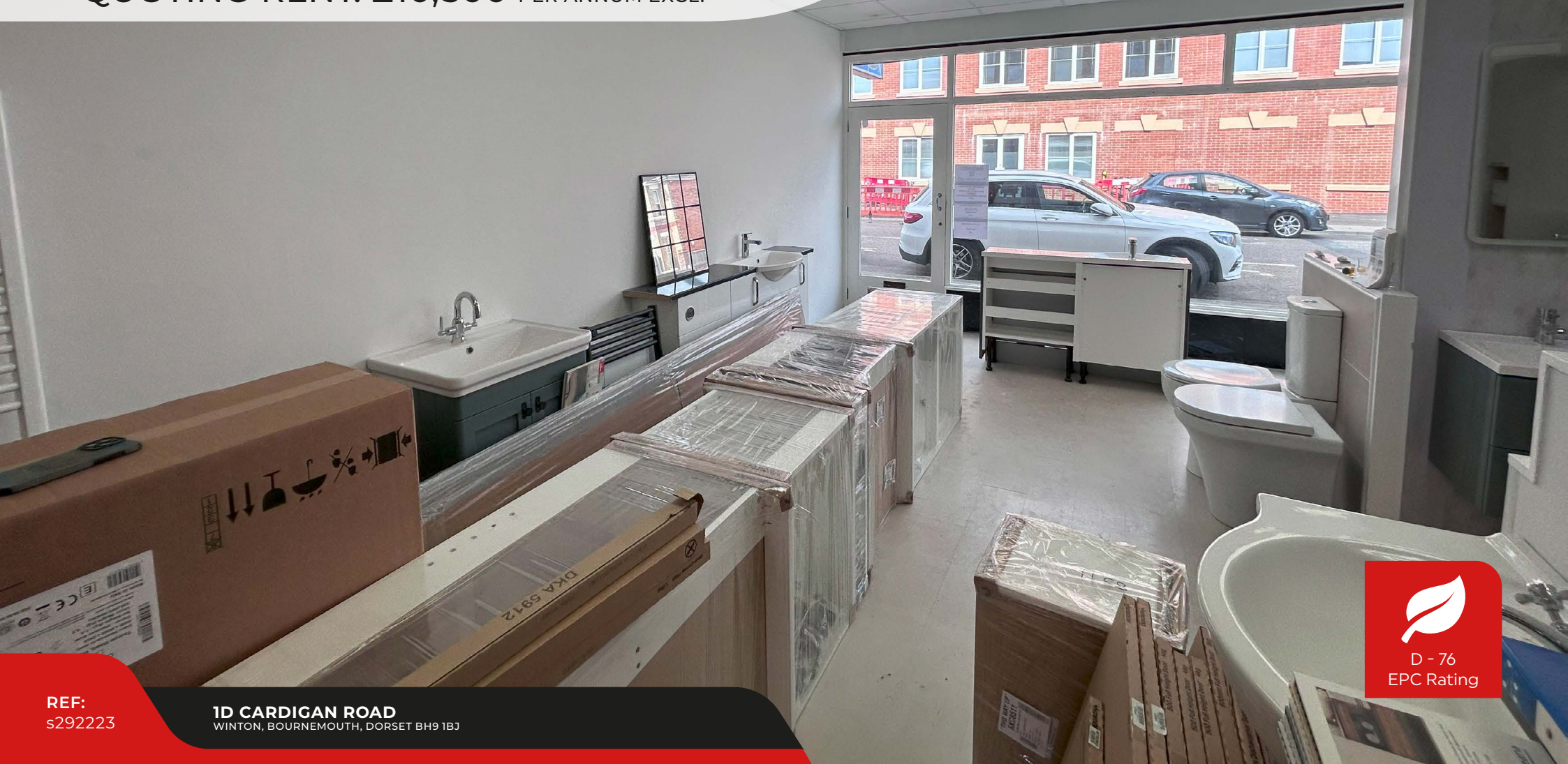
RETAIL

1D CARDIGAN ROAD
WINTON, BOURNEMOUTH, DORSET BH9 1BJ

SUMMARY >

- LOCATED IN THE POPULAR BOURNEMOUTH SUBURB OF WINTON
- A VARIETY OF USES TO BE CONSIDERED WITHIN USE CLASS E
- LIMITED WAIT ROADSIDE PARKING LOCATED THROUGHOUT CARDIGAN ROAD
- THE PREMISES BENEFITS FROM ONE ALLOCATED PARKING SPACE
- AVAILABLE VIA A NEW LEASE

QUOTING RENT: £10,500 PER ANNUM EXCL.



REF:
s292223

ID CARDIGAN ROAD
WINTON, BOURNEMOUTH, DORSET BH9 1BJ



Location

- Winton is a busy and popular suburb approximately 2 miles to the north of Bournemouth Town Centre
- Wimborne Road is approximately 75 metres distant, where a number of multiple and national retailers are located
- Bournemouth University approximately 1.2 miles away
- Densely populated surrounding area



Description

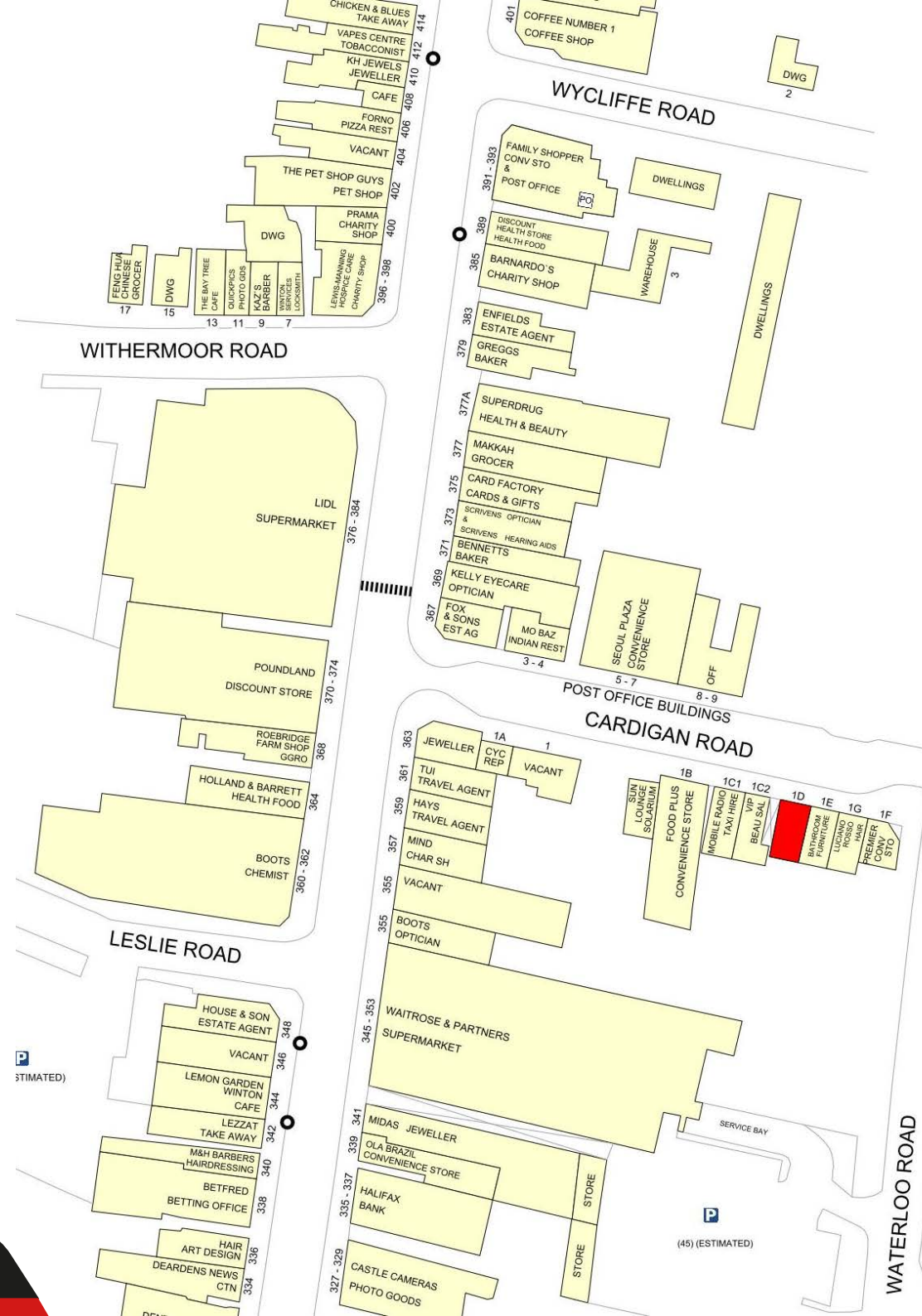
- Ground Floor Sales Area
- WC with wash hand basin is located to the rear
- One allocated parking space available, accessed via Waterloo Road
- Suitable for a variety of uses within Use Class E

Accommodation

Ground Floor Sales Area 491 sq ft (45.64sqm)

WC with wash hand basin

Allocated parking for one vehicle



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 **£10,500 per annum**, exclusive.

Rateable Value

£6,600

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

Legal Costs

The ingoing tenant is to pay the landlords legal costs incurred. Further information available through the agents.

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.



Edd Watts

edd.watts@goadsby.com
01202 550165 // 07968 299408

Jake Walker

jake.walker@goadsby.com
01202 550128 // 07834 060918



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](https://www.goadsby.com)