

TO LET

**DETACHED COMMERCIAL PREMISES WITH EXCELLENT CAR PARKING
SUITABLE FOR A VARIETY OF USES (STPP)**

301 SQ M // 3,237 SQ FT



goadsby

**2 MALVERN ROAD
BOURNEMOUTH, DORSET, BH9 3AQ**

SUMMARY >

- DETACHED COMMERCIAL PREMISES SUITABLE FOR A VARIETY OF USES (STPP)
- LARGE FORECOURT PROVIDING CAR PARKING FOR APPROXIMATELY 8 VEHICLES
- FORMER CHURCH, LAST USED FOR RETAILING OF ELECTRICAL PRODUCTS
- COMPRISING A MAIN SALES AREA, WITH SUBSTANTIAL ANCILLARY STORAGE AREAS
- LOCATED IN A PROMINENT POSITION ON MALVERN ROAD, APPROX. 50M FROM WIMBORNE ROAD

RENT: £40,000 PER ANNUM EXCL.



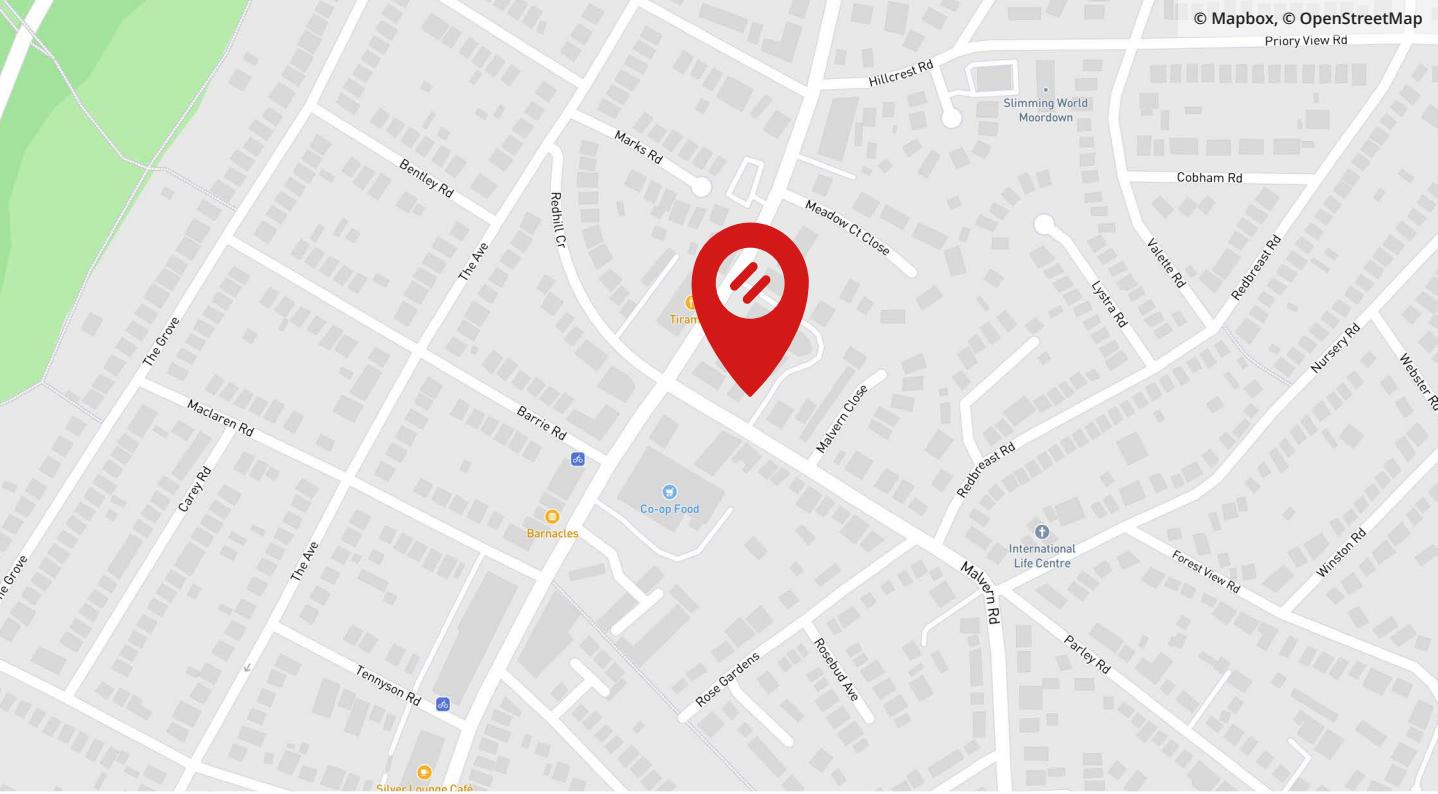
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w317243

2 MALVERN ROAD
BOURNEMOUTH, DORSET, BH9 3AQ



Location

- Malvern Road is situated in Moordown and is adjacent to the popular Wimborne Road
- Wimborne Road is one of the main throughfares in Bournemouth which passes through Winton and Moordown
- The A338 is c. 2.4 miles from 2 Malvern Road which provides links to the A35 & A31
- The A31 connects to the M27 & M3 Motorway Networks



Description

- Detached former church with retail space.
- Brick construction
- Timber frame roof with slate tiles
- Suspended ceiling & carpets in retail space
- Roller shutter door
- Site area of c. 0.187 acres
- Electricity / water
- WC facilities
- Office space

Accommodation

sq m sq ft

Total net internal area approx. 301 3,237

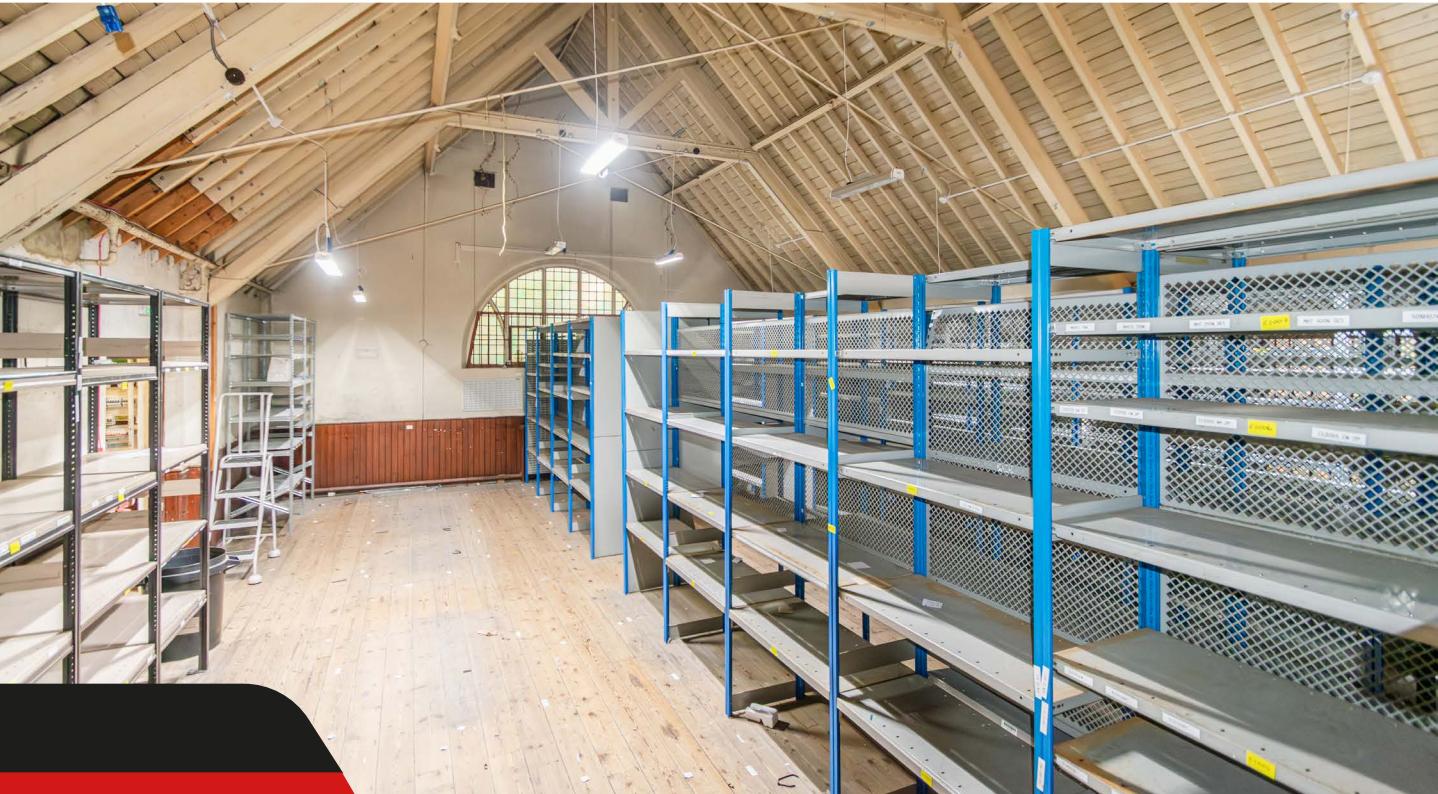
The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews.

Rent

£40,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly



Rateable Value

£16,500 (from 1.4.2023)

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 sole 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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