

TO LET

RETAIL UNIT FORMING PART OF ESTABLISHED PARADE



RETAIL

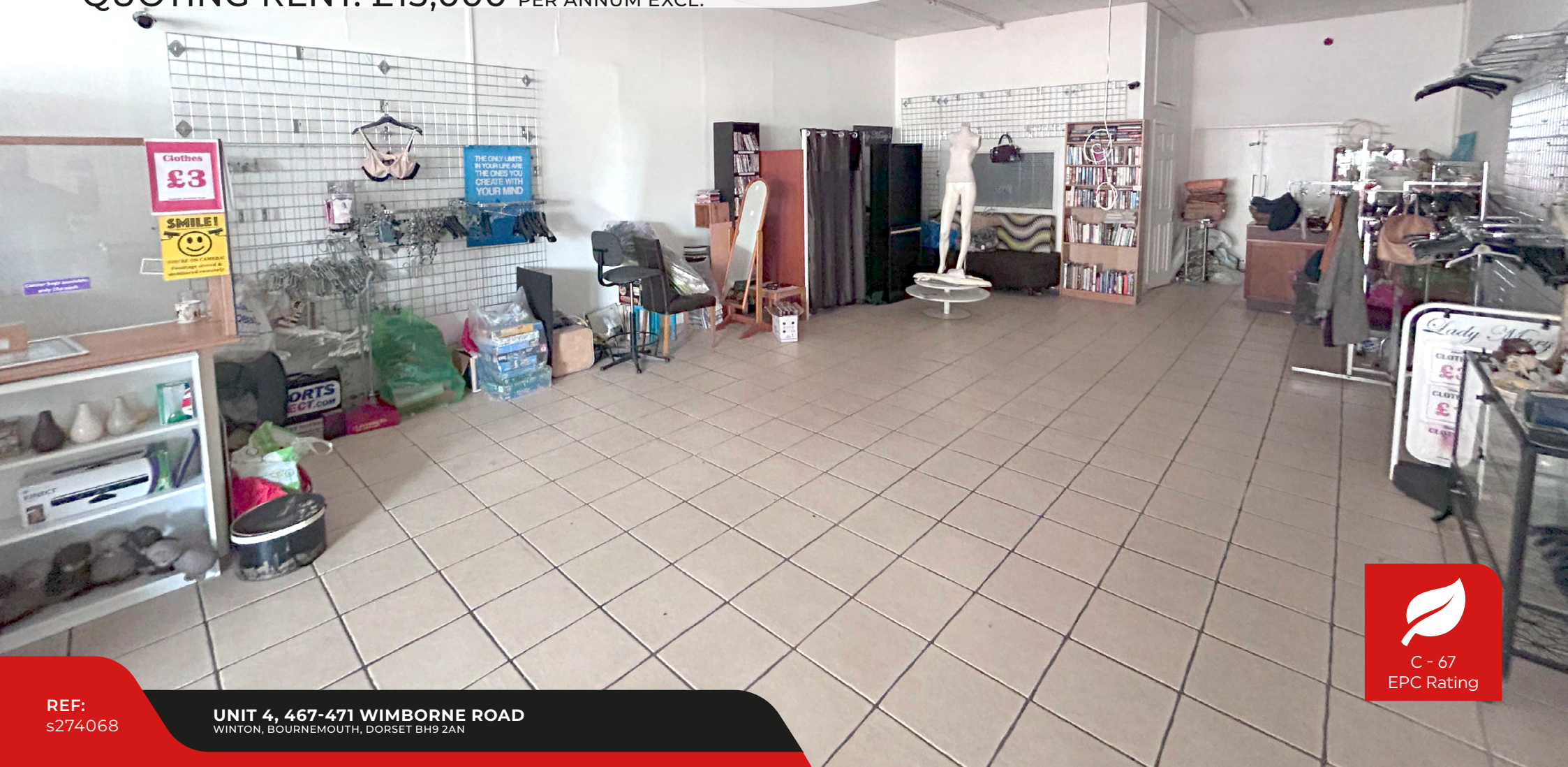
goadsby

UNIT 4, 467-471 WIMBORNE ROAD
WINTON, BOURNEMOUTH, DORSET BH9 2AN

SUMMARY >

- ARRANGED OVER GROUND FLOOR AND BASEMENT
- SUITABLE FOR A VARIETY OF USES, WITHIN USE CLASS E
- FRONTING BUSY MAIN THOROUGHFARE
- LIMITED WAIT ROADSIDE PARKING OPPOSITE
- OCCUPIERS ON THE PARADE INCLUDE MOTOBITZ, MARGARET GREEN ANIMAL RESCUE & ICELAND

QUOTING RENT: £15,000 PER ANNUM EXCL.



REF:
s274068

UNIT 4, 467-471 WIMBORNE ROAD
WINTON, BOURNEMOUTH, DORSET BH9 2AN



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, WAITROSE, LIDL, CORAL, BETFRED, SUPERDRUG, GREGGS, CARD FACTORY** and **G & T'S WORLD OF CARDS**.



Waitrose



Description

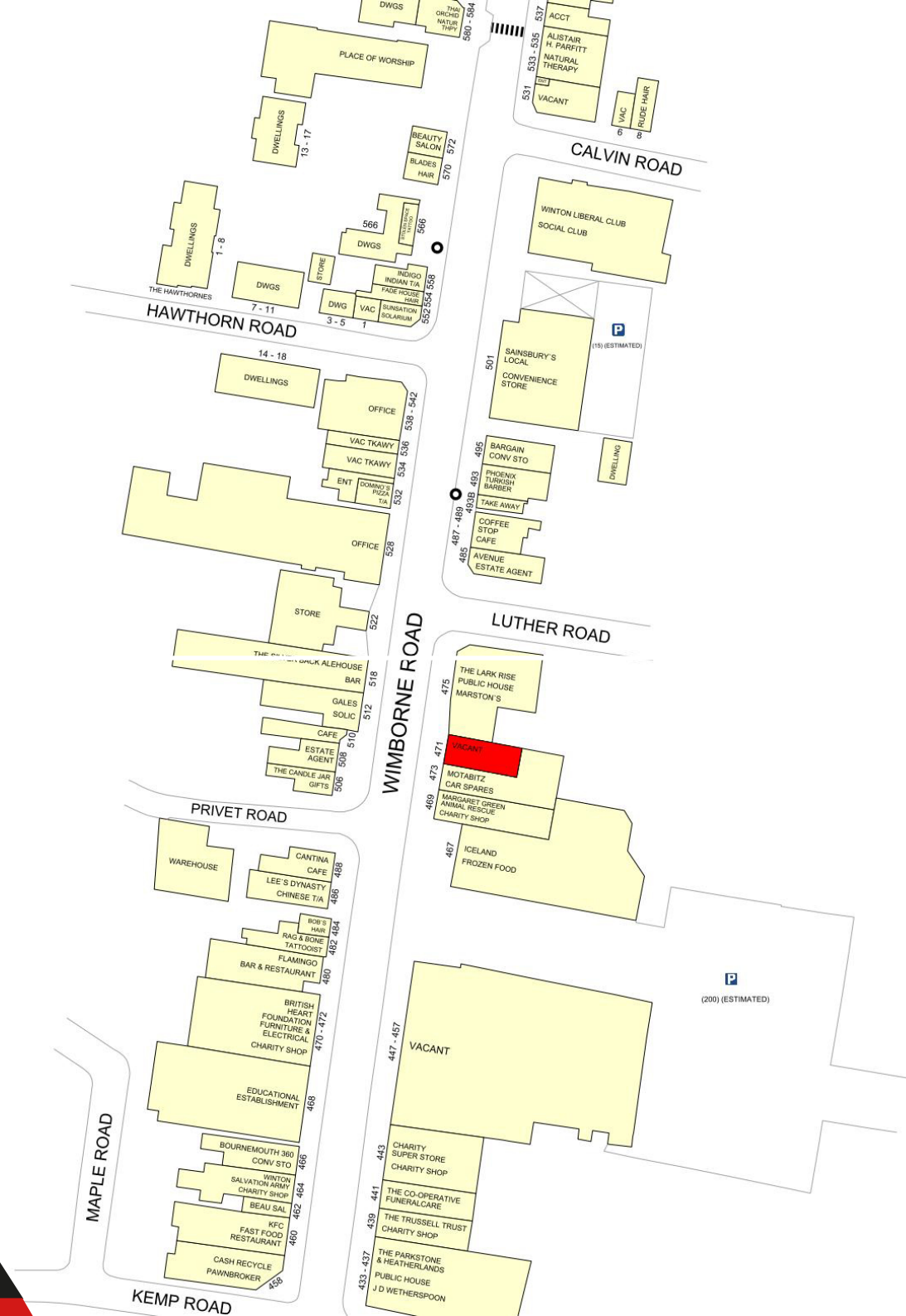
The property is arranged over ground and basement. The ground floor consists of a good sized area with rear access into a communal stairwell providing access into the basement. The basement consists of a store room, kitchenette and a WC with wash hand basin.

Accommodation

Ground Floor Sales Area	81.12	873
Basement	26.78	288

REF:
s274068

UNIT 4, 467-471 WIMBORNE ROAD
WINTON, BOURNEMOUTH, DORSET BH9 2AN





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 **£15,000 per annum**, exclusive of all other outgoings.

Rateable Value

£15,500

Rates payable at 49.9p in the £ (year commencing 1st April 2024)

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

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.

Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

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)