

TO LET

**LARGE RETAIL UNIT ADJACENT
TO NEW B&M STORE**



RETAIL



GROUND FLOOR, 443 WIMBORNE ROAD
WINTON, BOURNEMOUTH, DORSET BH9 2AN

SUMMARY >

- GROUND FLOOR ONLY
- B&M AND SNAP FITNESS OPENING IN THE ADJACENT BUILDING
- SUITABLE FOR A VARIETY OF USES, WITHIN USE CLASS E
- FRONTING BUSY MAIN THOROUGHFARE
- LIMITED WAIT ROADSIDE PARKING OPPOSITE

QUOTING RENT: £35,000 PER ANNUM, EXCLUSIVE



REF:
s276804

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Location

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

B&M and **Snap Fitness** are opening in the adjacent building.

Limited wait roadside parking is available in this stretch of Wimborne Road. Bournemouth Town Centre is approximately 2 miles distant.

Description

The property is arranged over ground floor only and consists of a large sales area with rear WC and kitchenette facilities. Rear loading and allocated parking for 2 vehicles is available via Latimer Road.

snap fitness 24/7™ **b&m**



Waitrose



wetherspoon Coffee#1

GREGGS

LOUNGERS

Accommodation

	sq m	sq ft
Sales Area	192.23	2,068
Kitchenette	4.51	49

WC with wash hand basin



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50 metres



Terms

The premises are available to let by way of a new effective full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£35,000 per annum, exclusive** of all other outgoings.

Rateable Value

£39,500 (from 1.4.26) Rate payable at 38.2p in the £ (year commencing 1.4.26)

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

Not applicable.

Legal Costs

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

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 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)