



TO LET

First Floor Storage,
Fitness Or Wholesale
Opportunity

Utilities & Business
Rates Included

1,347 SQ FT // 125.16 SQ M

Summary

- First floor premises
- Ideal for storage, fitness, wholesale or similar business
- 8-10 Parking spaces available
- Rear loading and goods lift

Quoting Rent: £20,000 pa

Inclusive of Business Rates and Utilities



Description

- First floor
- Accessed via Albert Road
- Parking for approximately 8-10 vehicles
- Rear loading and goods lift
- CCTV

Accommodation

First Floor NIA

sq m sq ft

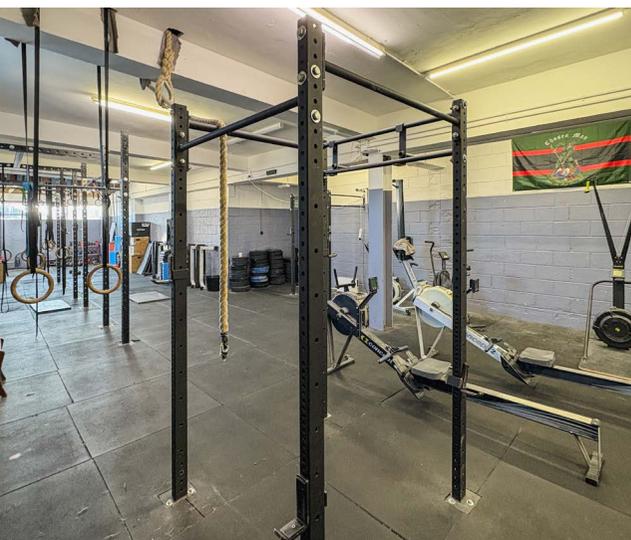
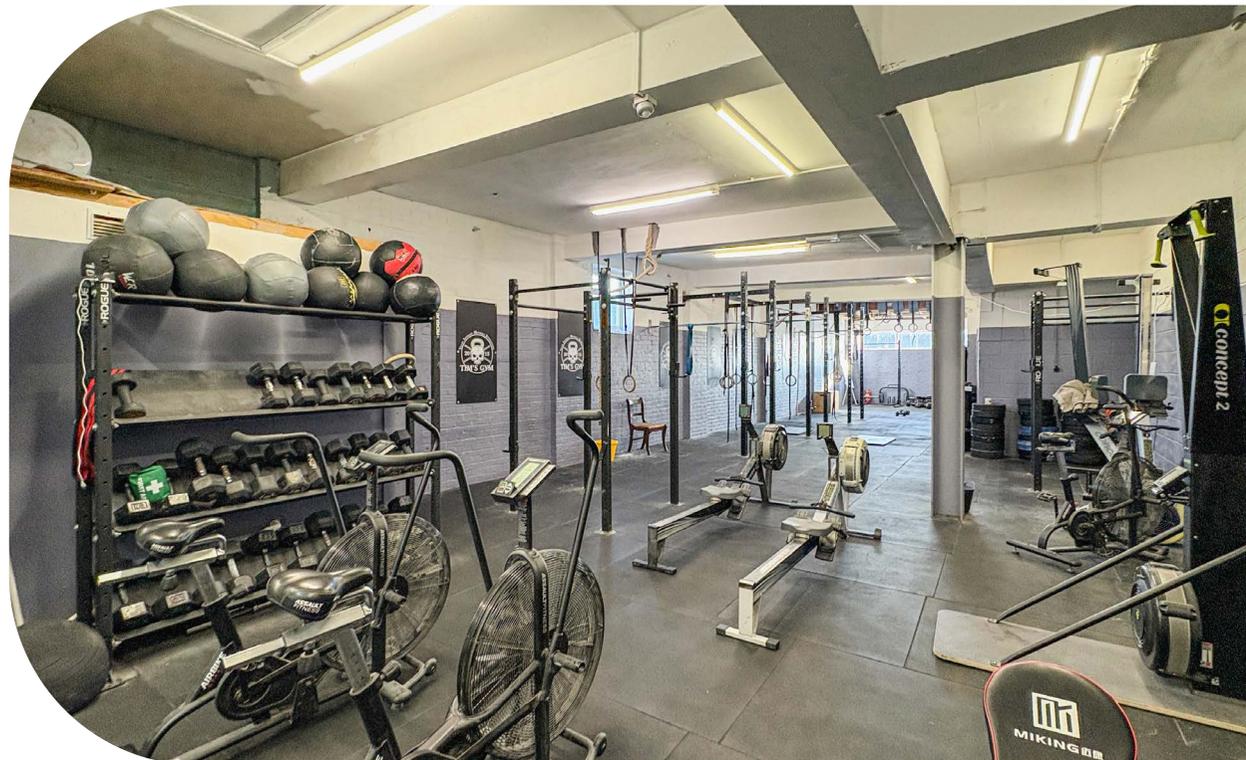
125.16 1,347

WC with wash hand basin

- -

External parking for 8-10 vehicles

- -



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 **£20,000 per annum**, inclusive of business rates and utilities, payable quarterly in advance by standing order.

Rateable Value

Business Rates is included in the rent.

EPC Rating

C - 62

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.



Viewings

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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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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Offices in Dorset and Hampshire.

goadsby.com