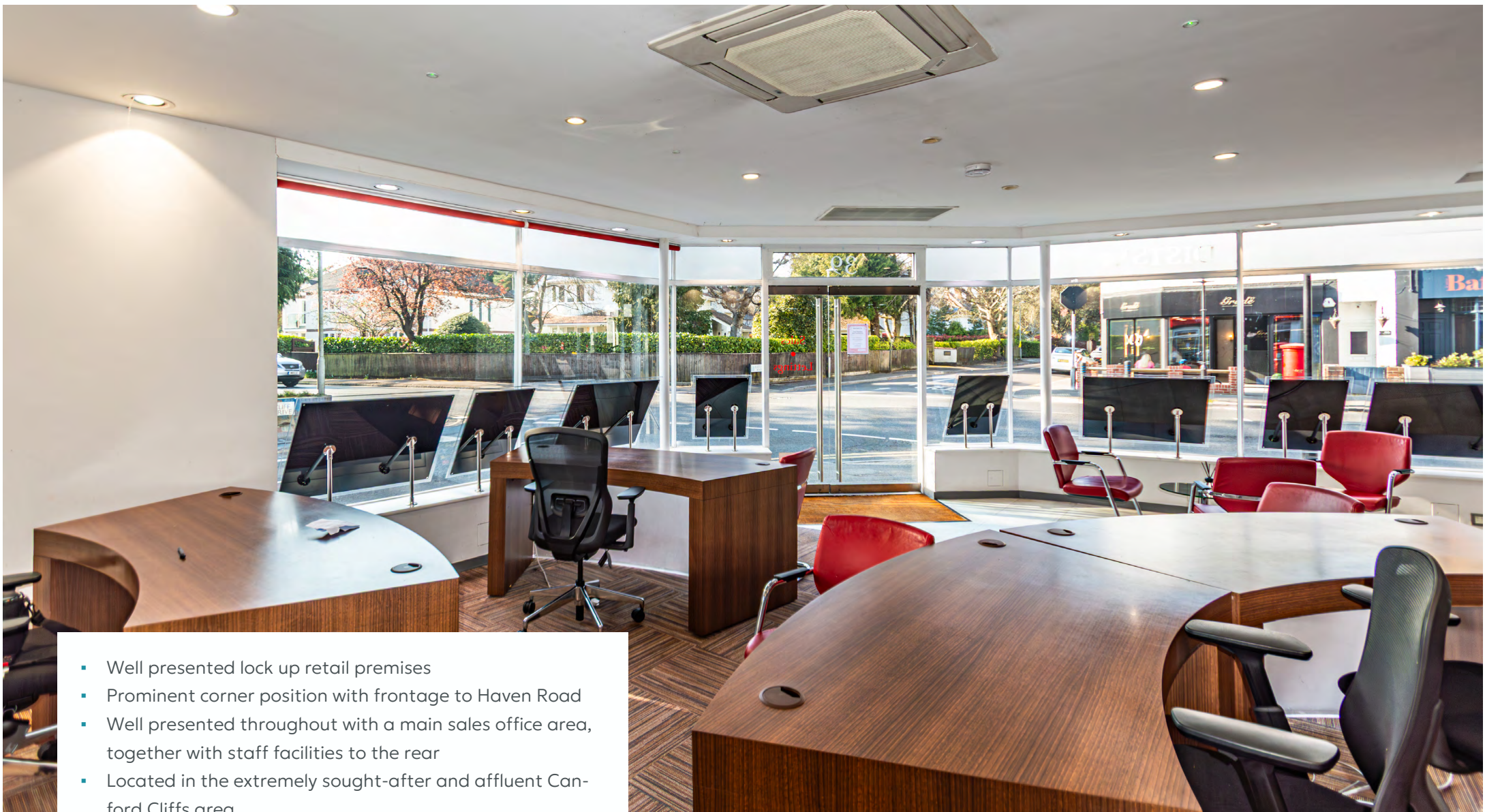




To Let Available Via a New Sub-Lease

Prominent Lock Up Premises in Sought-After & Affluent Location

39 HAVEN ROAD, CANFORD CLIFFS, POOLE, DORSET BH13 7LE

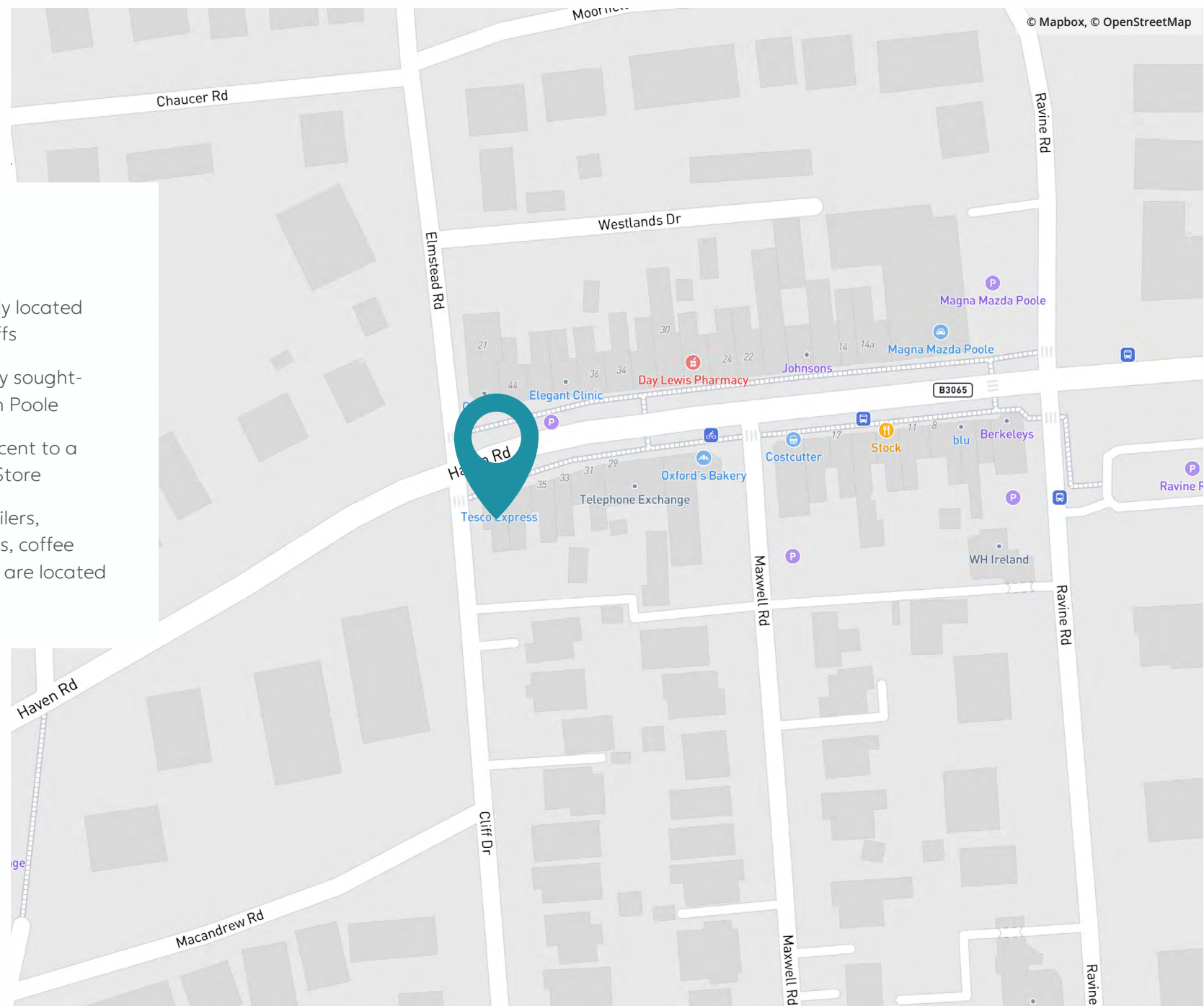


- Well presented lock up retail premises
- Prominent corner position with frontage to Haven Road
- Well presented throughout with a main sales office area, together with staff facilities to the rear
- Located in the extremely sought-after and affluent Canford Cliffs area
- Adjacent to Tesco Express
- Available via a new sub-lease with no premium

Quoting Rent: **£24,000** per annum exclusive

Location

- The premises are prominently located on Haven Road, Canford Cliffs
- Canford Cliffs is an extremely sought-after and affluent location in Poole
- The property is located adjacent to a Tesco Express Convenience Store
- Numerous independent retailers, professional service providers, coffee shops, restaurants and bars are located in the immediate vicinity





Description

- Comprising an open plan sales/office area with an additional staff area/ kitchenette to the rear
- Also located to the rear is a single WC with wash hand basin
- Well presented throughout

Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

Initial internal width	6.13m	20'1"
Initial Shop depth	8.49m	27'8"

Net Internal Area approx.	61.97 sq m	667 sq ft
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Terms

The premises are available by way of a new sub-lease, with terms and rent review patterns to be agreed. The quoting rent is **£24,000 per annum**, exclusive of all other outgoings. The property is held under the residue of a lease originally granted on 15th May 2018 thus expiring 14th May 2028. The sub-lease will be granted outside the security provisions of the Landlord & Tenant Act 1954 (Part II) as amended.

Rateable Value

£23,750

Rates payable at 49.9p in the £ (year commencing 1st April 2025)

EPC Rating

C - 62

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.

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.

Legal Costs

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

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](#).

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.