



TO LET

HIGH STREET RETAIL PREMISES

1,001 SQ FT // 93.02 SQ M

RETAIL

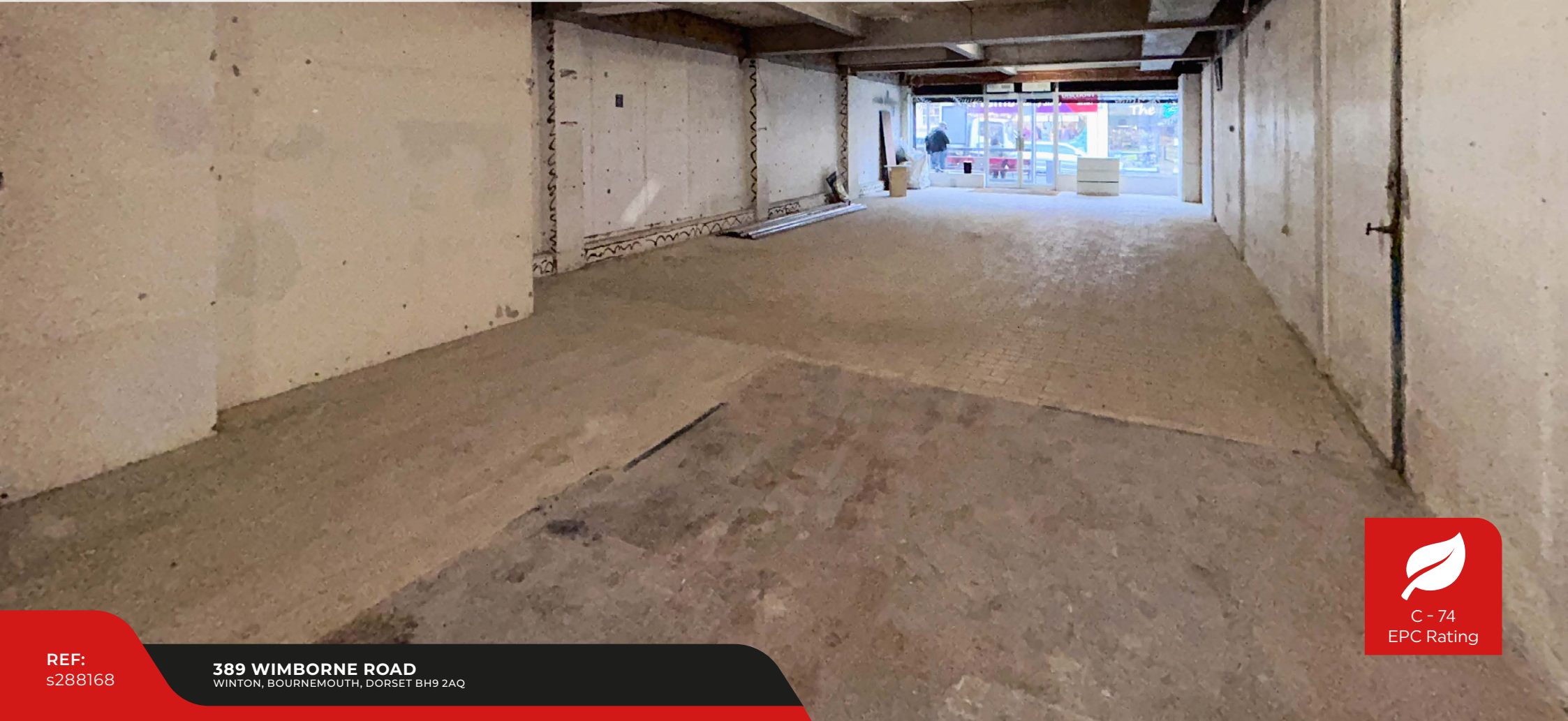
goadsby

389 WIMBORNE ROAD
WINTON, BOURNEMOUTH, DORSET BH9 2AQ

SUMMARY >

- GOOD TRADING POSITION ON WINTON HIGH STREET
- POPULAR BOURNEMOUTH SUBURB
- ARRANGED OVER THE GROUND FLOOR ONLY
- A VARIETY OF USES TO BE CONSIDERED WITHIN USE CLASS E
- LIMITED WAIT HIGH STREET PARKING THROUGHOUT WIMBORNE ROAD
- TO BE PROVIDED IN A WHITE SHELL CONDITION WITH NEW SUSPENDED CEILING

QUOTING RENT: £20,000 PER ANNUM EXCL.



REF:
s288168

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Location

- Winton is a busy and popular suburb, approximately 2 miles to the north of Bournemouth Town Centre
- Established retail position
- Located amongst a number of multiple and national operators
- Bournemouth University approximately 1.2 miles.
- Densely populated surrounding area

Occupiers



Coffee#1



LOUNGERS

Description

- Good sized ground floor sales area
- Kitchenette and WC with wash hand basin located to the rear
- Unit to be provided in a white box condition with new suspended ceiling and lighting

Accommodation

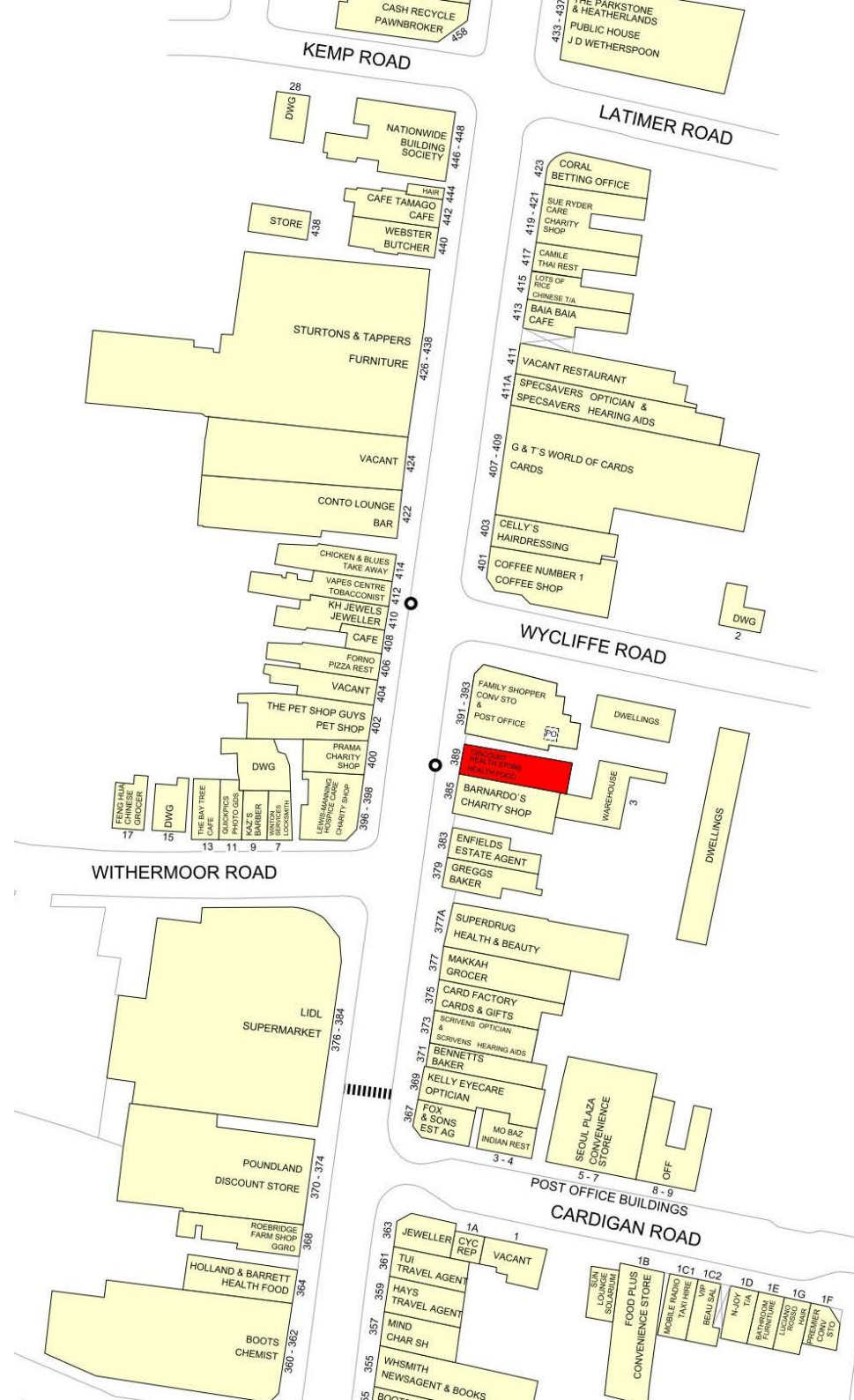
sq m sq ft

Ground floor N/A

93.02 1.001

Kitchenette

WC with wash hand basin



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Lease

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation.

Rent

£20,000 per annum, exclusive.

Rateable Value

£24,250

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

EPC Rating

C - 74

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 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)