

WIMBORNE

Market House, 18
Cornmarket, BH21 1JL



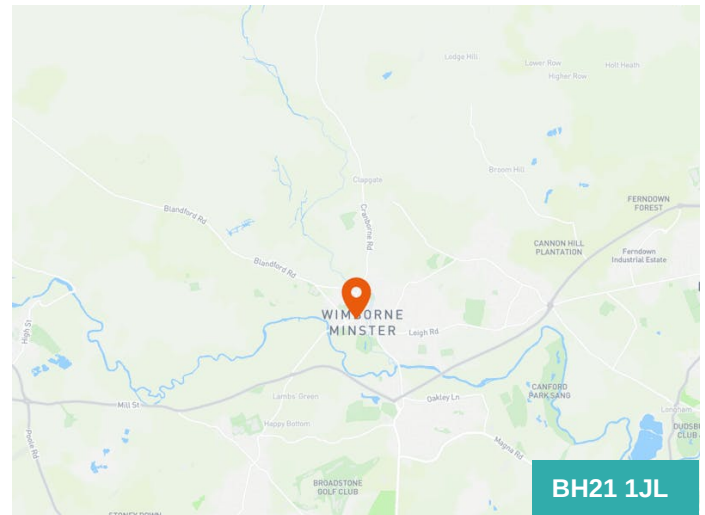
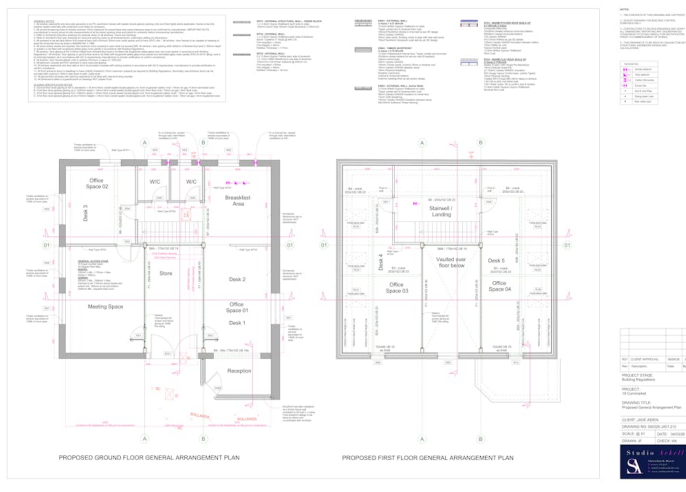
HEALTHCARE / OFFICE / RETAIL TO LET

2,500 SQ FT

- Unique opportunity to occupy a fantastic commercial property in Wimborne town centre
- Extensively re-built commercial premises
- Suitable for a variety of uses (stp)

**TO LET – EXTENSIVELY RE-BUILT COMMERCIAL PREMISES IN
WIMBORNE TOWN CENTRE
c.2,500 SQ FT**

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Summary

Available Size	2,500 sq ft
Rent	£59,950 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.
Business Rates	N/A
EPC Rating	Upon enquiry

Description

Market House is undergoing extensive refurbishment and will offer high quality commercial accommodation suitable for a variety of uses including offices, medical, retail (stpp). The accommodation will be provided over two floors and will comprise of a statement fully glazed garage on the ground floor offering a parking space. The ground floor will also comprise a meeting room, two offices, breakout area and W.C facilities. The first floor will offer impressive accommodation with a vaulted roof overlooking the ground floor garage.

Location

Market House is located in The Cornmarket which occupies a town centre location in the picturesque market town of Wimborne. The market town benefits from an excellent retail and restaurant offering. Public car parking is available within a 5 minute walk.

Terms

Available by way of a new full repairing and insuring lease for a negotiable term, incorporating periodic upwards only, open market rent reviews.

Rateable Value

TBC

EPC

TBC

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

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.



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