

TO LET

Unit 11A Cobbs Quay Marina, Woodlands Avenue, Hamworthy, Poole, BH15 4EL

Excellent lock-up Office/Retail unit

- Forming part of a substantial and established marina complex
- Available on attractive, flexible terms
- Suitable for a range of marine related or other similar commercial office or retail uses

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LOCATION

Cobb's Quay Marina at Hamworthy in Holes Bay lies in Poole Harbour, the world's second largest natural harbour. With 1109 berths and a 259-berth dry stack system it's a favourite location with yachtsmen and motor cruisers alike.

The marina has first-class facilities, including a convenience store, club bar/ restaurant and a wide range of usual marina facilities.

DESCRIPTION

The unit has the following features:

- Lock-up office/ retail unit
- Currently having storage/ kitchenette area partitioned off
- Electrical power connected and high-speed broadband connection available
- Marina W.C facilities very nearby
- Carpeted floor
- Curtain heater above doorway
- Attractively decorated
- Suspended ceiling with lighting

ACCOMMODATION

The accommodation comprises of the following approximate areas:

Name	sq ft	sq m
Unit - 11A (Approx.)	218	20.25

RENT

£5,750 per annum exclusive of business rates and net. of VAT.

SERVICE CHARGE

Service charge (Buildings and Estate) is currently estimated at £375 plus VAT per annum.

LEASE

A standard format 3 year MDL lease will be offered. Leases are excluded from the renewal provisions of the Landlord & Tenant Act 1954 and will be subject to rent review provisions where applicable, and mutual break options. The tenant will be responsible for internal repairs and decoration only and an annual Building/Estate Charge applies.

BUSINESS RATES

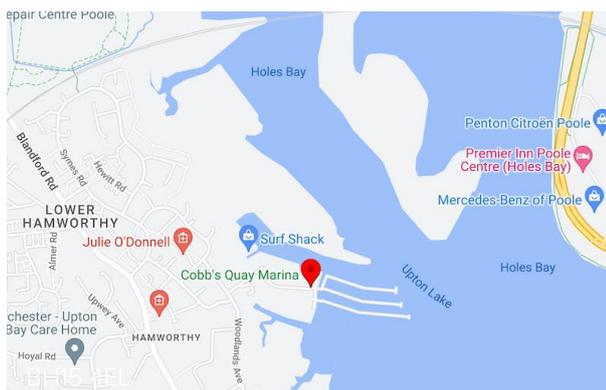
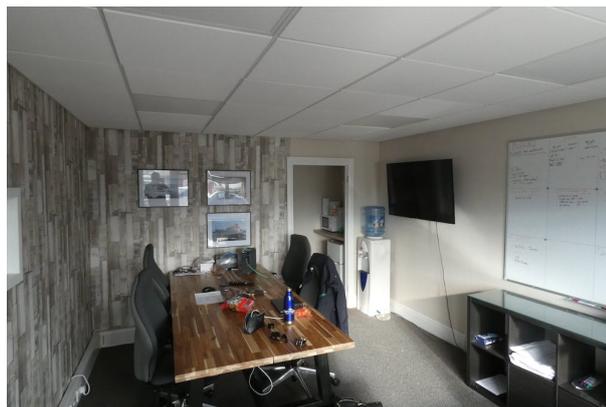
Rateable value has been obtained from the VOA website. Prospective tenants are recommended to make their own enquiries, including around Small Business Rates Relief.

Rateable Value £2,475

CODE FOR LEASING BUSINESS PREMISES

It is recommended that parties seek professional advice prior to agreeing or signing a lease or business tenancy. The Code for Leasing Business Premises 2020 can be downloaded here:

https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf



SUMMARY

Available Size	218 sq ft
Rent	£5,750 per annum
Rateable Value	£2,475
Service Charge	£375 per annum plus VAT
EPC Rating	D (84)

VIEWING & FURTHER INFORMATION

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FINANCE ACT 1989: Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction. IMPORTANT NOTE: At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings. IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering -the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. Generated on 24/03/2023