



RETAIL UNIT TO LET

NEW LEASE £12996 p.a.

 **UNIT 4, 467-471 WIMBORNE ROAD, WINTON,
BOURNEMOUTH, BH9 2AN**



KEY FEATURES

- Ground floor, basement and store room
- Suitable for a variety of uses within Use Class E
- Benefits from rear access
- Ground floor sales area: 873 sq.ft. (81.12 sq.m.) plus basement

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SITUATION & DESCRIPTION

The premises are situated in the busy suburb of Winton, Bournemouth on the main busy thoroughfare where as well as many independent shops there are also national retailers such as Boots, Waitrose, Iceland, Card Factory and many more.

The premises consist of a single fronted shop with basement, store room, WC and kitchenette and benefits from rear access.

ACCOMMODATION

Ground Floor Sales Area –	81.12 sq m (873 sq ft)
Basement –	26.78 sq m (288 sq ft)

Within the basement is the WC with wash hand basin, kitchenette and store room

PLANNING

Class E Use

EPC RATING -

Rating C-67

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TENURE

Available on a new lease with terms to be negotiated at a rental of £12996 per annum.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

SERVICE CHARGE

The tenants will be expected to contribute a proportion of those costs incurred by the landlords in maintaining /insuring the building of which the premises form part together with the communal areas/car park by way of a service charge

RATEABLE VALUE

The current rateable value is currently £15,500 but it is anticipated that the rates will increase to £17,000 from April 2026

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

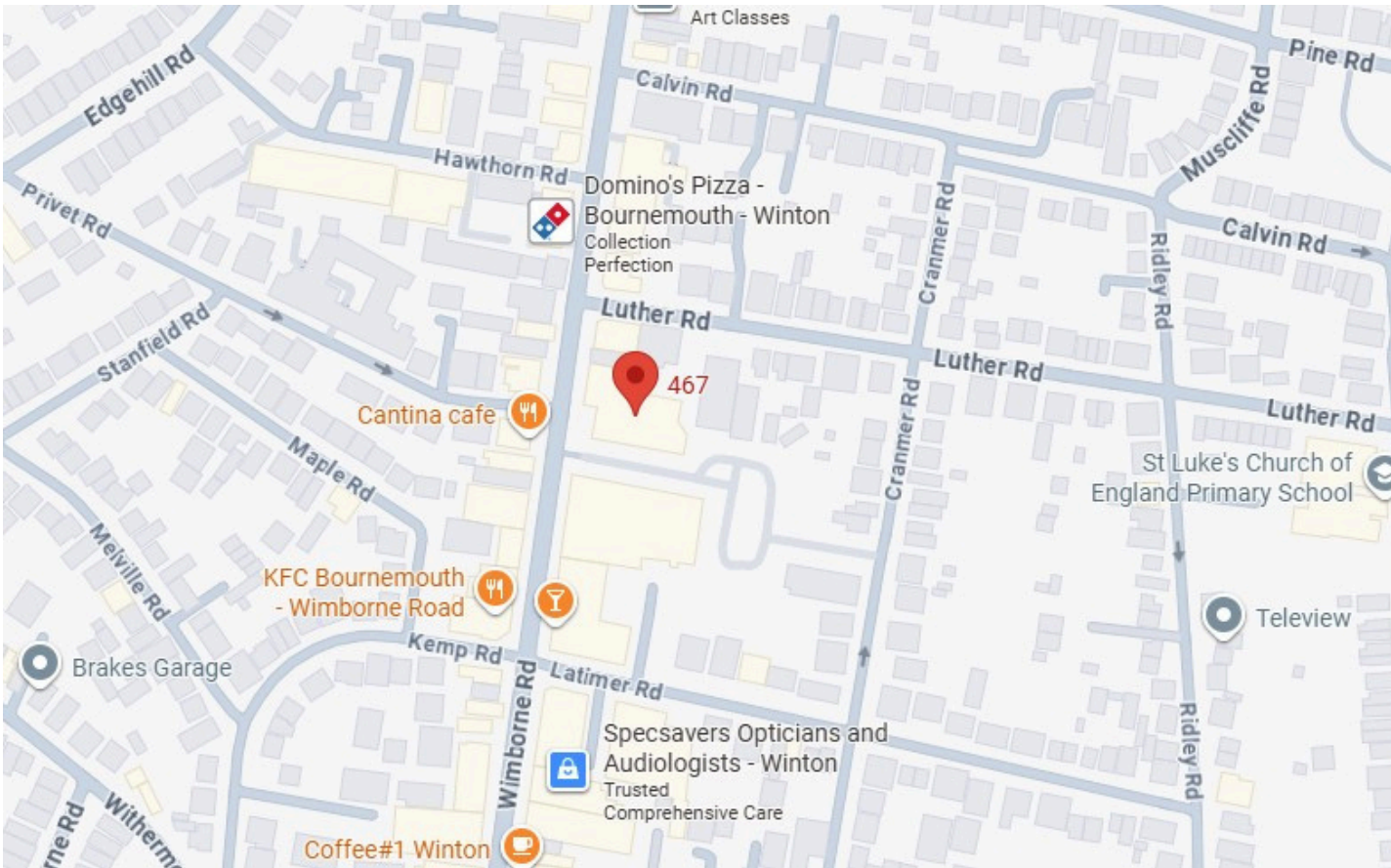
LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

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MAP LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, 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.

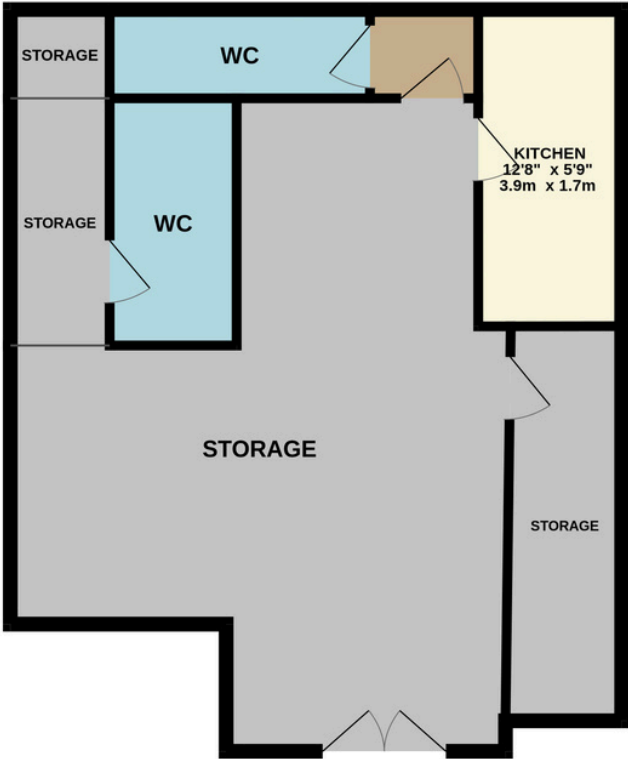
The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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GROUND FLOOR AND BASEMENT
1497 sq.ft. (139.1 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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