

## TO LET Lock up Shop

at

**370 Poole Road  
Branksome  
Poole BH12 1AW**

- ❖ Located on the A35 Poole Road, one of the conurbations busiest thoroughfares
- ❖ Opposite Tesco car park
- ❖ Shop of 423 sq ft
- ❖ Class E use
- ❖ No rates payable, subject to status.
- ❖ New lease at £7,500 pax
- ❖ Layby parking
- ❖ Security shutters



## LOCATION

The shop is situated on this extremely busy main thoroughfare in Poole, close to the junction with Bourne Valley Road.

## ACCOMMODATION

### Ground Floor

Internal width	14' (4.27m)
Internal depth	44'4" (13.52m)
Net internal area	423 sq ft (39.35 sq m)

## LEASE

On a new lease, terms to be agreed at a commencing rent of £7,500 pax, subject to periodic reviews.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

To be assessed.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable value – £5,100 (from April 2023)

100% small business rates Relief will apply, subject to status of the occupier.



## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through Sole Agents: -



Steve Chiari  
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## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.