



LARGE RETAIL UNIT TO LET

NEW LEASE £29,500 p.a. plus VAT

 **UNIT 1b, CANFORD HEATH, POOLE, DORSET, BH17 9DW**



KEY FEATURES

- Busy shopping centre
- Ample parking
- Sales area: 1124.28 sq.ft. (104.44 sq.m.)

ARRANGE A VIEWING

 bhcommercial@ellis-partners.co.uk  **01202 551821**

SITUATION & DESCRIPTION

This property is located within the large shopping centre of Canford Heath which is anchored by an Asda supermarket and the popular Haymoor Public House and also benefits from a petrol station as well as other independent stores. There is a large public car park to the front and a servicing area to the rear.

The site is approximately 2 miles north of Poole town centre and close to a large residential area.

Unit 1 has been divided to create two self-contained ground floor units, now known as 1A (under offer) and Unit 1B. Each unit benefits from open-plan accommodation together with its own kitchenette and WC facilities, providing flexible space suitable for a variety of occupiers.

ACCOMMODATION

1124.28 sq.ft. (104.44 sq.m.)

EPC RATING -

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PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

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RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is tbc

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

TENURE

Available on a new lease with terms to be negotiated at a rental of £29,500 per annum plus VAT.

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 & INSURANCE

Service Charge: £1,984 per annum plus VAT

Insurance: £750 per annum plus VAT

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.

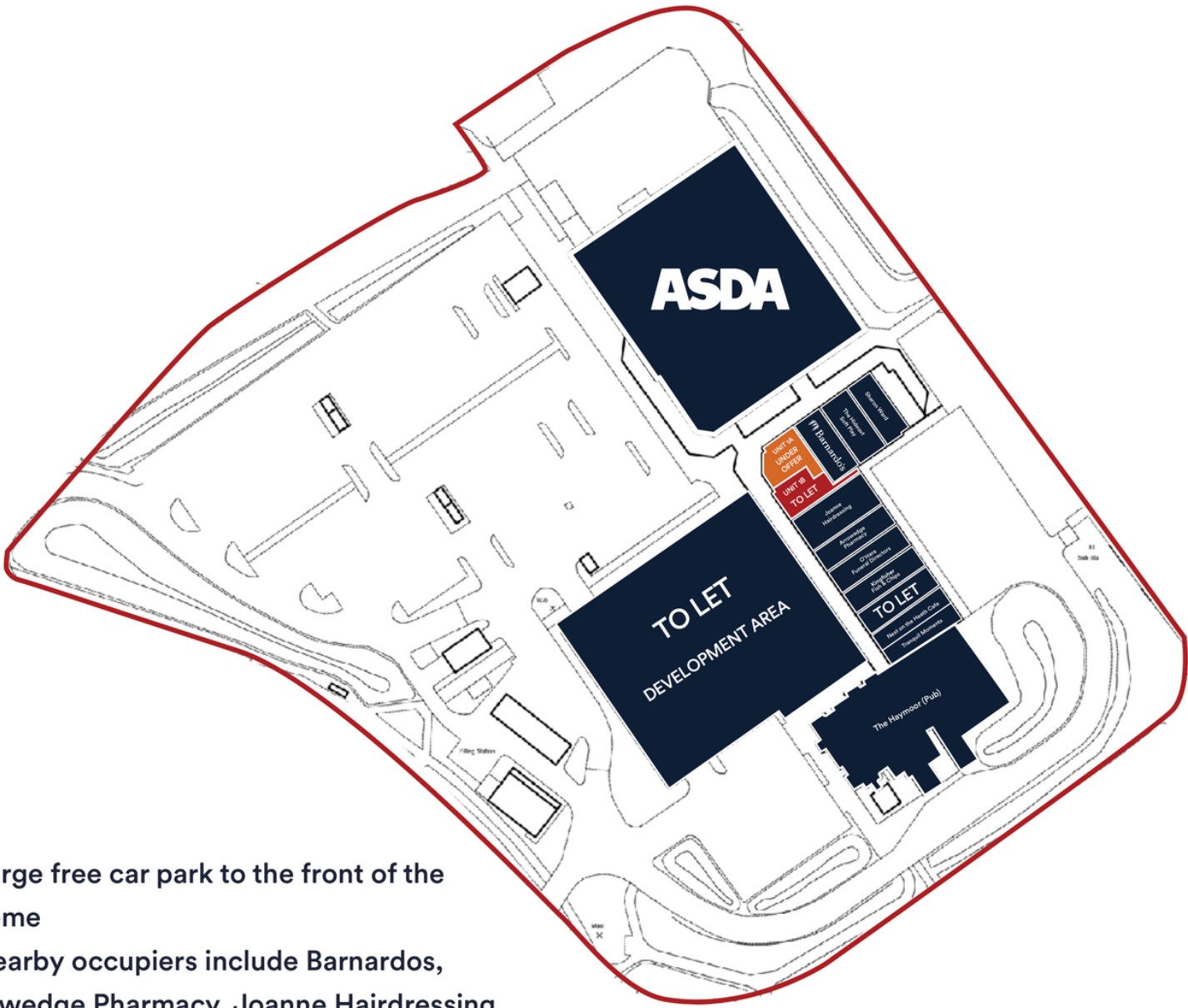
The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on 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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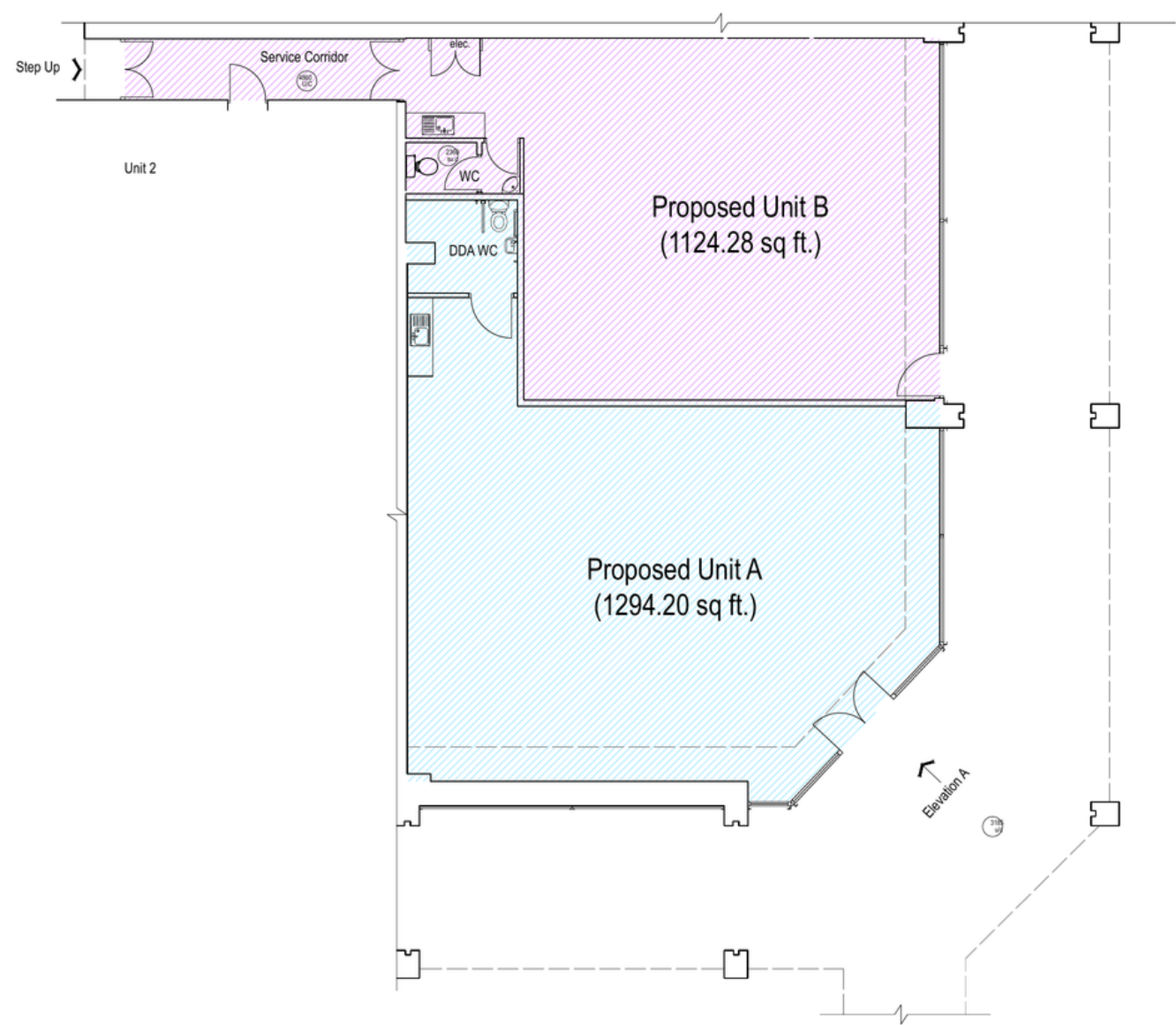
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- Large free car park to the front of the scheme
- Nearby occupiers include Barnardos, Arrowedge Pharmacy, Joanne Hairdressing

FLOOR PLAN



Ground Floor Plan - 2418.47 sq ft. (224.68 sqm.)