

## TO LET LOCK UP SHOP

At

1436 Wimborne Road  
Kinson  
Bournemouth BH10 7AS

- ❖ Busy main road location in centre of established Bournemouth suburb
- ❖ Newly refurbished shop of 366 sq ft
- ❖ Fitted kitchen and cloakroom
- ❖ Rent only **£9,000** per annum exclusive
- ❖ No rates (subject to status)



## LOCATION

The property is situated at the eastern end of the central Kinson Shopping Centre, close to the junction with Kitscroft Road, enjoying a good secondary trading position and with the benefit of limited on-street car parking adjacent.

There is a good mix of established local and national retailers in Kinson including Costa Coffee and a Tesco superstore.

## ACCOMMODATION

### Shop

Internal Width: 18'4" max  
Depth: 22'3"  
Area: 366 sq ft  
Kitchen  
Cloakroom/WC  
Currently divided into 3 rooms.

## LEASE

The premises are offered by way of a new full repairing and insuring lease at a commencing rent of **£9,000** per annum exclusive, terms to be agreed.

## ENERGY PERFORMANCE CERTIFICATE

Assessment - Band D (88)

The full EPC and recommendations report are available on request.

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.

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

Rateable Value : £8,600 (From April 2026)  
Small business rate relief will apply subject to status.

## ANTI MONEY LAUNDERING REGULATION

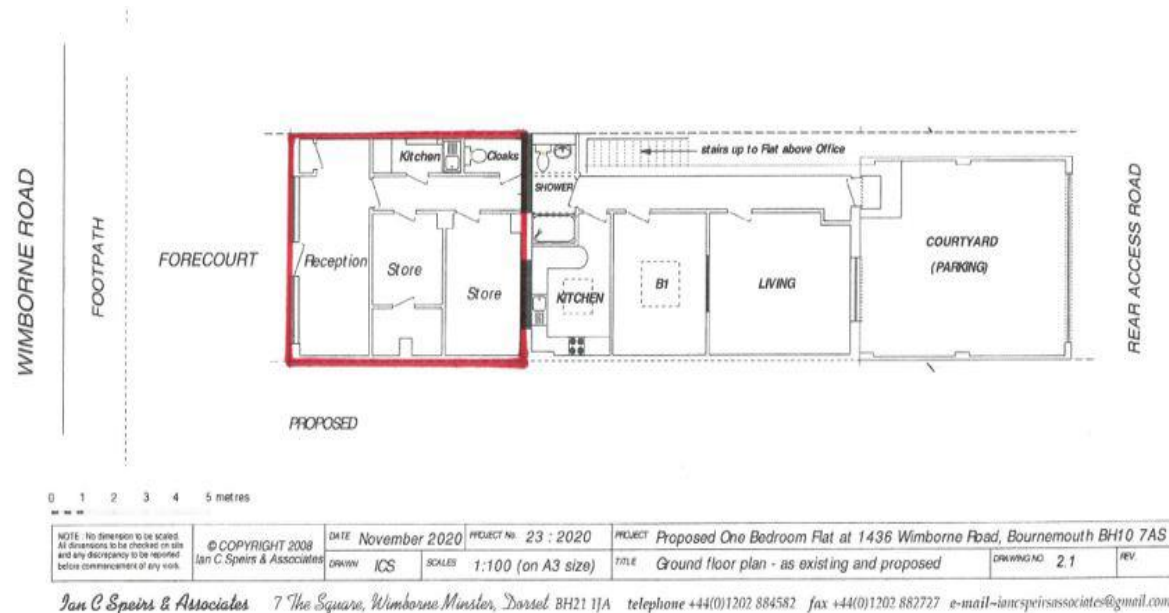
We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents:-



Contact: Stephen Chiari  
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Tel: 01202 550245





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