



TO LET

3A Neighbourhood Centre, Culliford Crescent, Poole, BH17 9DW

Shop premises at popular Neighbourhood Centre

- Located within busy neighbourhood shopping centre adjacent to Asda
- Large free car park
- 113.6 sq m (1,223 sq ft)
- Class E planning use

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LOCATION

The property is situated in the Poole suburb of Canford Heath, within a busy neighbourhood shopping centre anchored by a large Asda supermarket. Other occupiers in the development include a popular public house, post office, pharmacy, fish and chip shop, hair salon, newsagents and charity stores. The development benefits from a very large free parking area and petrol filling station.

DESCRIPTION

The property comprises a large ground floor shop currently used as a fabrics store. The property benefits from:

- Kitchen
- WC
- Suspended ceiling with lighting
- Carpeting
- A shared loading bay to the rear of the property

TENURE

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed subject to the simultaneous surrender of the existing lease.

RENT

£15,000 per annum exclusive of VAT, insurance, service charge and business rates.

PLANNING

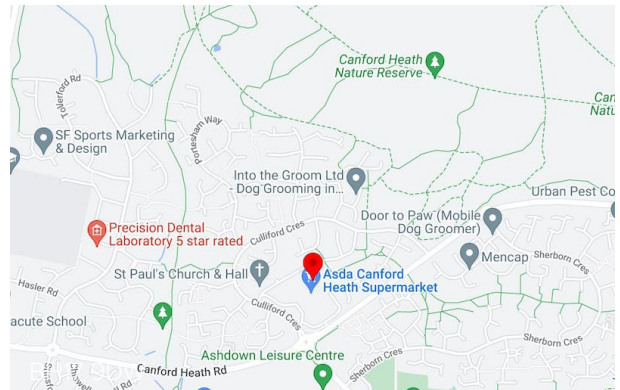
The property has the benefit of a Planning Consent for uses falling within Class E (commercial, business & service) within the Town & County Planning Use Classes Order 1987 (as amended).

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

BUSINESS RATES

The property has a rateable value of £10,750. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Businesses who can claim Small Business Rates Relief may be able to claim 100% rates relief on this property (no rates paid). Interested parties are therefore encouraged to contact the Local Rating Authority directly.



SUMMARY

Available Size	1,223 sq ft
Rent	£15,000 per annum exclusive
Rateable Value	£10,750
EPC Rating	D (98)

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 07/12/2023

