



TO LET

First Floor, 27d Vicarage Road, Verwood, BH31 6DR

Self-Contained First Floor Office

- Town centre location
- £17,500 per annum exclusive
- 5 allocated car parking spaces
- Gross internal area approx. 124.9 sq m (1,344 sq ft)
- 7 office rooms

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LOCATION

Verwood is a popular Dorset town located approximately 5 miles to the north west of Ringwood providing good access to the A31 trunk road linking to both Bournemouth and Southampton. The town has experienced considerable population growth over the last few years. The property is situated on Vicarage Road, an established trading location in the Town Centre.

DESCRIPTION

The premises comprises a self-contained first floor office which is accessed via a staircase which leads from a ground floor entrance fronting Vicarage Road. The property provides the following specification:

- Seven office rooms
- Reception area
- Separate staircase entrance to the rear
- Lighting
- Two WC's
- Gas fired central heating
- Carpeted
- Power and data points
- Five allocated car parking spaces

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	1,344	124.86

TERMS

The property is available by means of a new full repairing and insuring lease for a term to be agreed.

RENT

£17,500 per annum exclusive.

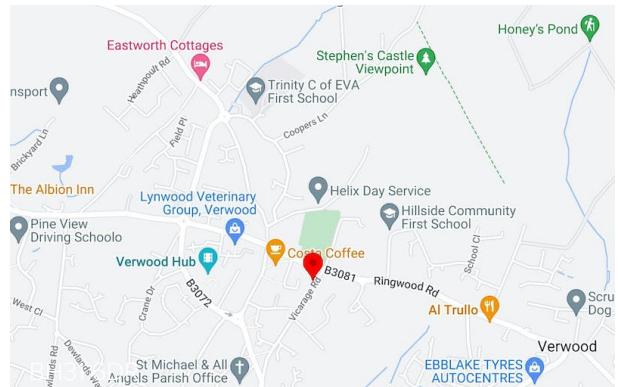
The rent is payable quarterly in advance and is exclusive of; business rates, service charge, utilities, insurance and VAT.

SERVICE CHARGE

A service charge will be payable in respect of upkeep, management and maintenance of common parts within the building. Further details are available upon request.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £10,500. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.



SUMMARY

Available Size	1,344 sq ft
Rent	£17,500 per annum exclusive
Rateable Value	£10,500
EPC Rating	Upon Enquiry

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 05/01/2024

