



TO LET

1286 Wimborne Road, Northbourne, Bournemouth,  
BH10 7AJ

Ground Floor Commercial Unit

- Prominent corner position fronting Wimborne Road
- Established trading location
- 42.4 sq m (456 sq ft)
- Class E planning use

# 1286 Wimborne Road, Northbourne, Bournemouth, BH10 7AJ

## LOCATION

The property is situated in an excellent corner position fronting Wimborne Road in Northbourne. The premises is close to Northbourne Roundabout and Bournemouth town centre is approximately four miles distant. Nearby operators include Tesco Express and Toby Carvery.

## DESCRIPTION

The property comprises a ground floor commercial unit within a mixed use building with residential accommodation above. Internally the unit is arranged with a sales area at the shop frontage with a kitchenette, store room and WC to the rear of the property. There is one car parking space to the front of the shop.

The property extends to approximately 42.4 sq m (456 sq ft).

## TENURE

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

## RENT

£11,000 per annum exclusive.

The stated annual rental is exclusive of VAT, service charge, insurance, business rates and utilities.

## BUSINESS RATES

The property has a rateable value of £8,100. 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.

## PLANNING

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

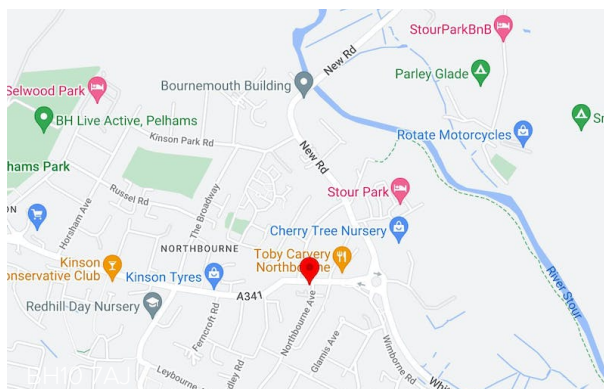
## EPC

The premises has the following rating:

C (64)

## LEGAL COSTS

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



## SUMMARY

|                |                             |
|----------------|-----------------------------|
| Available Size | 456 sq ft                   |
| Rent           | £11,000 per annum exclusive |
| Rateable Value | £8,100                      |
| EPC Rating     | C (64)                      |

## VIEWING & FURTHER INFORMATION

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