

SELF-CONTAINED, GROUND FLOOR
COMMERCIAL PREMISES
APPROX. 115.95 SQ M (1,248 SQ FT)

TO LET/FOR SALE



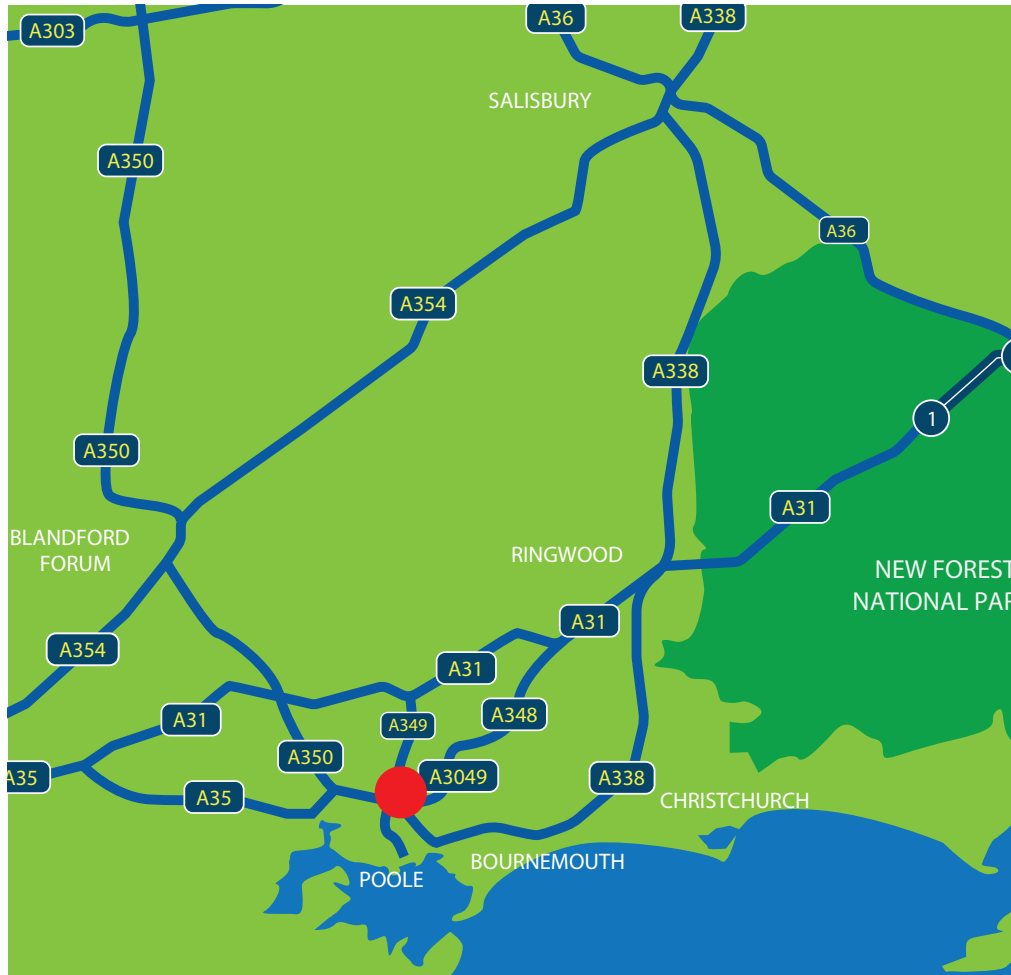
4 Wimborne Road, Poole, Dorset, BH15 2BU



LOCATION

The premises are well located in an area of mixed development in Poole town centre adjoining the junction of Wimborne Road and The George Roundabout. The Dolphin Shopping Centre and bus station are on the opposite side of the roundabout and Poole Railway Station is within easy walking distance with direct trains to London Waterloo. The property has frontage to Wimborne Road and the landmark office building previous occupied by Barclays is immediately opposite.

The premises therefore occupy a highly accessible location with excellent access to town centre amenities and public transport.



DESCRIPTION

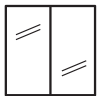
The premises comprises the ground floor of a four storey, purpose built property which was constructed approximately 20 years ago.

The premises are self-contained and have large windows to the front and side elevations which provide excellent natural light. The accommodation is constructed in an angular formation which provides open plan space at the front of the premises with a partitioned office/meeting room, two WC's and a kitchen at the rear. The premises benefits from two car parking spaces to the front of the property which are accessed via the shared car park underneath the property.

The premises have a net internal floor area of approx. 115.95 sq m (1,248 sq ft)

The specification comprises the following:-

- Plastered ceilings
- LED strip and spot lighting
- Heating/cooling system
- Wall mounted power and data points
- Aluminium framed double glazed windows and doors
- Wood effect flooring
- Male and female cloakrooms
- Kitchen
- Meeting room
- 2 parking spaces



Double glazed windows and door



2 allocated parking spaces



Male and Female WC's



Wall mounted power and data points



kitchen



Heating/cooling system

TENURE

The premises are available by way of an assignment or underletting of the existing Full Repairing and Insuring lease which expires on 20 March 2026 at an annual rent of £12,000 per annum exclusive or a new lease can be negotiated on terms to be agreed.

Alternatively, the premises are also available for sale by way of a long leasehold interest at a price of £220,000 exclusive. For further information please contact the Agents.

PLANNING

The planning consent for the property can be found under Reference 99/30396/006/F.

The ground floor premises now have planning consent for uses within Class E Commercial, Business and Service.

BUSINESS RATES

The premises have a rateable value of £12,000 effective from 1 April 2023.

EPC

The premises have an EPC rating of B-36.

VIEWINGS

Strictly by appointment with the agents, Sibbett Gregory.

Jayne Sharman

Tel: 01202 661177 / 07747 773999

Email: jayne@sibbettgregory.com



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. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

