

TO LET/FOR SALE PROMINENT, SELF-CONTAINED, COMMERCIAL PROPERTY

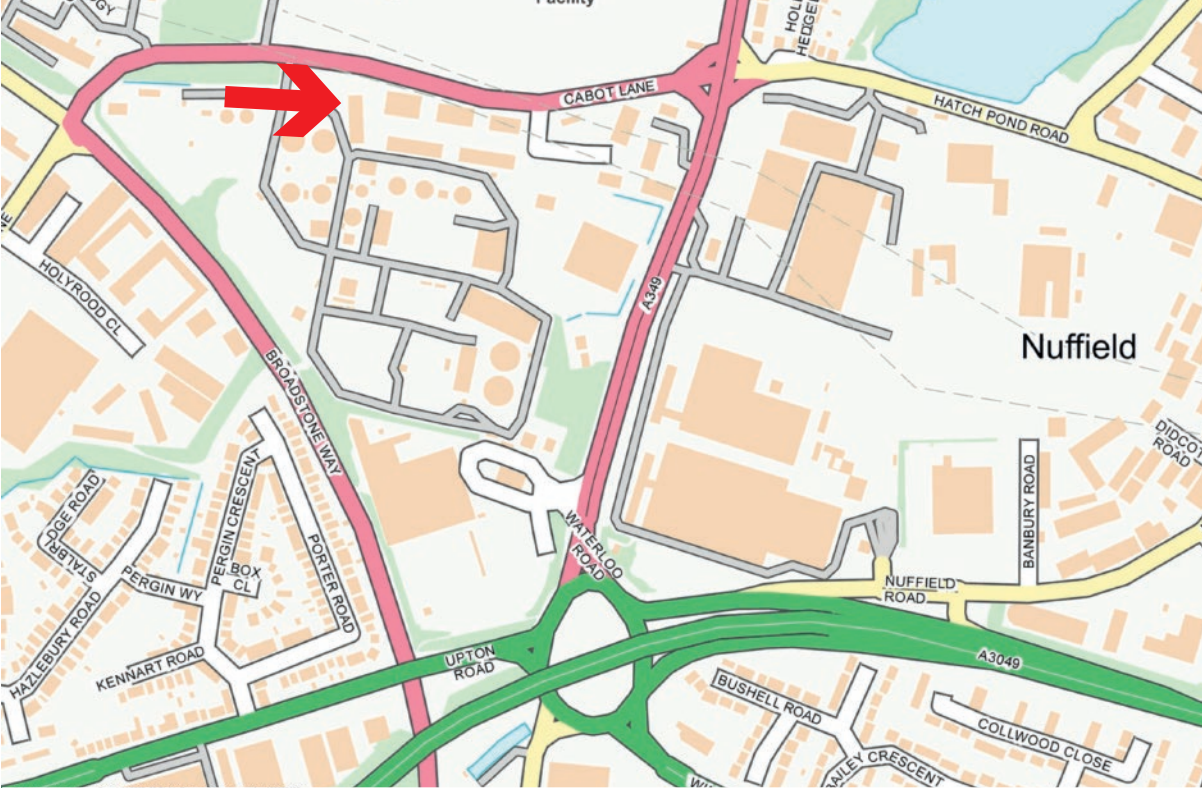
Unit 9 Albany Park | Cabot Lane | Poole | Dorset | BH17 7BX



- Approx. 392.98 sq m (4,230 sq ft)
- 12 parking spaces
- Highly visible location
- Suitable for a variety of uses including offices, light industrial, clinics, health centres and fitness



**sibbett
gregory**



LOCATION

The property is located on Albany Park which is accessed from Cabot Lane in Poole, approx. 2.5 miles north of the town centre.

Cabot Lane connects with Broadstone Way to the west and Waterloo Road to the east and therefore Albany Park benefits from excellent road communications throughout the conurbation.

Albany Park is situated opposite David Lloyd Leisure Club and nearby operators include Subway, Mark Bennett Patisserie, Starbucks, Burger King and Tesco superstore.

DESCRIPTION

The property comprises a two storey commercial property with a highly prominent frontage to Cabot Lane. The ground floor is currently configured as a combination of open plan accommodation with two separate rooms, a large kitchen and two WC's.

A wide staircase provides access to the first floor which is predominantly open plan accommodation with one separate small room, open plan kitchen and 3 further WC's.

The property has the benefit of 12 allocated parking spaces.

SPECIFICATION

The specification includes the following:-
Heating/cooling system
Modern LED lighting
Suspended ceiling
Carpeting
Perimeter trunking
Wiring for AP's
Integrated kitchen appliances (not tested)

TENURE

The property is available, either for sale or to let on a new full repairing and insuring lease for a term to be agreed.





RENT

£55,000 per annum exclusive of business rates, estate service charge, insurance premium and VAT.

PRICE

£800,000 exclusive.

BUSINESS RATES

The property has a rateable value of £44,500.

ESTATE SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the development. Interested parties are advised to make further enquiries.

ENERGY PERFORMANCE

The property has a rating of B-(49) and a copy of the full EPC report is available upon request.

VIEWING

Viewing by appointment with the sole agents Sibbett Gregory.

Jayne Sharman

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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.