



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**121/123 PENN HILL AVENUE
POOLE DORSET BH14 9LY**



Lock up shop/office TO LET

- Class 'E' premises and forecourt
- Suit numerous trades
- Highly visible main road location

Arrange a viewing today

01202 551821

**Available on a new
lease at
£16,500 p.a.**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Forming part of the well established Penn Hill local shopping centre serving the affluent adjoining residential district the property comprises a double fronted lock up shop and ancillary office/stores together with forecourt for addition publicity/display.

ACCOMMODATION

Main shop area: 5.36m (17'7") x 8.30m (27'3")

Rear store/office: 3.67m (12'4") x 2.31m (7'7")

Lobby

Total area: 607 sq.ft. (56.4 sq.m.)

Cloakroom/WC

Rear access and parking

EPC RATING—tbc

RATEABLE VALUE - £13,500

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

Available on a new 10 year lease with terms to be negotiated at a rental of £16,500 per annum.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT

PLANNING

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, Indoor sports and Medical use, crèche/day nursery
NO TAKEAWAY

LEGAL FEES

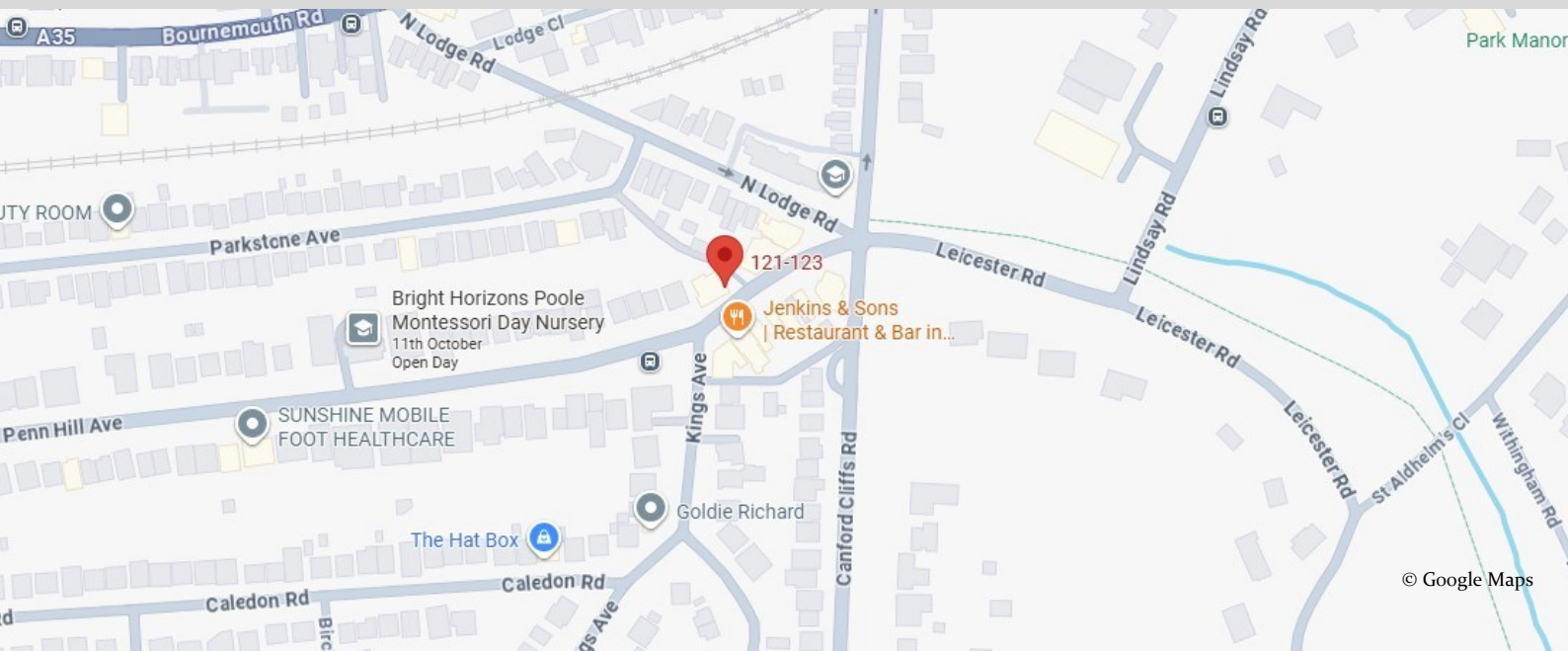
The incoming tenant will be responsible for their own legal fees.

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

