

TO LET

Town Centre shop / office at

**119 Victoria Road
Ferndown
BH22 9HU**

- ❖ Town Centre location, close to Betfred, Post Office, Costa Coffee and Domino's Pizza.
- ❖ Modern 577 sq ft Class E Unit and garage
- ❖ On-site car parking for one vehicle
- ❖ New lease by negotiation
- ❖ Rent £15,500 per annum exclusive
- ❖ No Rates - Subject to Status
- ❖ Sole Agents



LOCATION

The property is located in a good secondary trading position in the centre of Ferndown. Victoria Road is the principle shopping thoroughfare and other multiples within the immediate vicinity include Costa Coffee, Boots the Chemist, Betfred and Dominos.

There is a public car park opposite and close and some on street car parking in Victoria Road.

ACCOMMODATION

Internal Width 16'6" min
Depth 35'6" max

Net floor Area 577 sq ft

(This area includes partitioned office)

Ladies Cloakroom

Gents Cloakroom

Kitchen 37 sq ft

Outside

One on site car space, accessed off Albert Road

Garage – With up and over door

LEASE

The premises are offered by way of a new full repairing and insuring lease, term to be agreed, at a commencing rent of **£15,500** per annum exclusive, subject to periodic reviews.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £9,300

100% small business rate relief with apply, subject to status

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

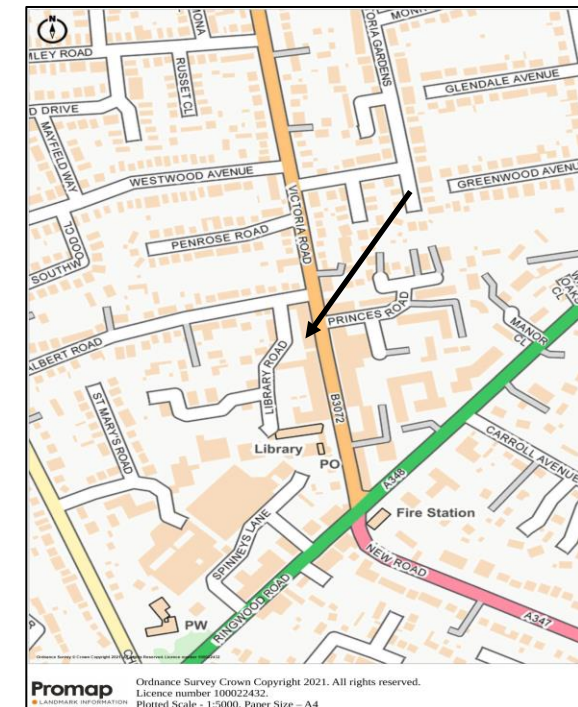
We will need to verify the identity of prospective tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

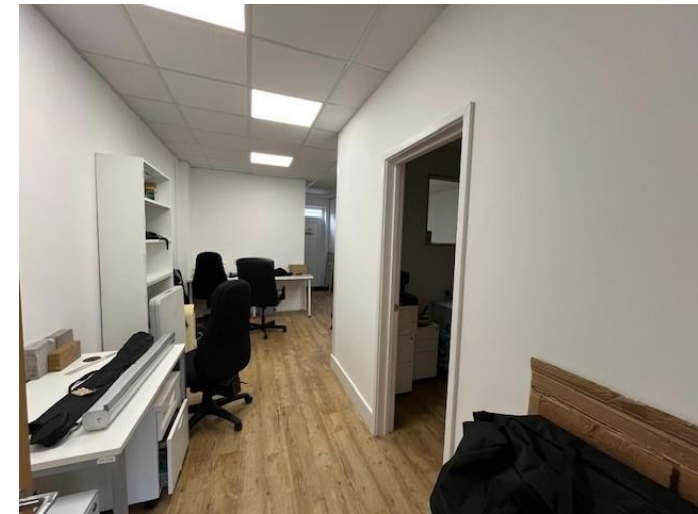
Strictly by appointment through sole agents:-



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THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



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