



Unit B, Centenary Place, 206 Station Road, West Moors, BH22 0JF

Attractive Commercial Premises

- 825 sq ft (76.65 sq m)
- £11,000 per annum exclusive
- Prominent roadside position
- One allocated car parking space
- Class E use
- Available Immediately

Unit B, Centenary Place, 206 Station Road, West Moors, BH22 0JF

LOCATION

The property is located in a prominent position on Station Road in West Moors, close to the pedestrian crossing. The main street in West Moors provides an attractive retail environment with parking on street and in local public car parks.

This property is well placed to serve the wider Ferndown, Ringwood and Wimborne area including Three-Legged Cross and Verwood.

DESCRIPTION

The property comprises a ground floor commercial premises with a toilet and kitchenette towards the back of the property. The building was constructed in 2014 to the appropriate building regulations including disabled friendly access and toilet. There is one allocated car parking space in the private car park at the rear of the development.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	825	76.65
Total	825	76.65

TENURE

By way of a new Full Repairing and Insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

RENT

£11,000 per annum exclusive.

The stated annual rental is exclusive of VAT, building insurance, business rates and utilities. Rent is payable quarterly in advance.

BUSINESS RATES

The property has a rateable value of £12,250, with effect from 1st April 2026. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the government annually.

Businesses who are eligible for Small Business Rates Relief may be able to claim some rates relief on the property.

PLANNING

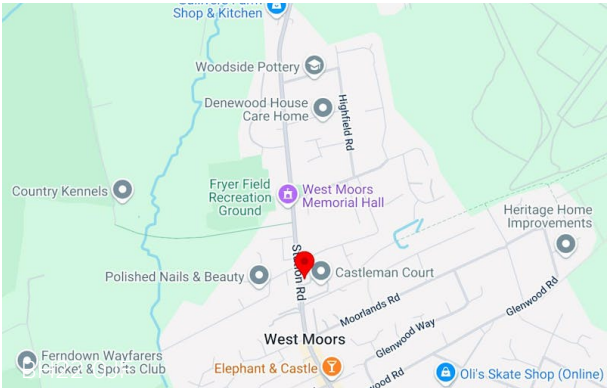
We understand the property has the benefit of a Planning Consent for uses falling within Class E, within the Town & County Planning (Use Classes) Order 1987 as amended.

LEGAL COSTS

Each party to be responsible for their own legal costs

EPC

The property has an energy rating of C–53. A copy of the full EPC is available on request.



SUMMARY

Available Size	825 sq ft
Rent	£11,000 per annum exclusive
Business Rates	£12,250, with effect from 1st April 2026
EPC Rating	C (53)

VIEWING & FURTHER INFORMATION

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