

TO LET

Commercial Class 'E' Lock Up Shop along
Busy Road

**164 Ashley Road,
Poole,
Dorset,
BH14 9BY**

Key Features

- Net Internal Area 520 Sq. Ft. (48.30 Sq. M.)
- 100% Small Business Rates Relief (subject to eligibility)
- On Busy Thoroughfare
- Class 'E' Use
- Available by Way of a New Lease at a Rental of £10,000 per annum, Exclusive



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

Location

The Premises occupy a prominent trading position on the busy thoroughfare of Ashley Road which is one of the main through roads linking Poole and Bournemouth. Parkstone is a densely populated suburb of Poole approximately 3 miles north of Poole Town Centre and 3 miles to the west of Bournemouth Town Centre.

Description

The unit is a single fronted class 'E' lock up shop suitable for a variety of uses (stp) with front sales area, office and rear store. The property benefits from gas central heating and LED panel lighting.

The unit also benefits from rear access, where 2 vehicles can park in tandem.



What3words: **design.danger.snail**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £10,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Front Sales	248	23.04
Office	148	13.73
Kitchenette/Rear Store	124	11.53
Total Net Internal Area	520	48.30

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating - C (60)

Rateable Value

2026/27 Rating - £7,700

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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