

TO LET

LOCK UP
SHOP

888 sq.ft (82.49 sq.m)

- Located within busy neighbourhood shopping centre adjacent to Asda
- Large free car park
- Class E planning use

100% RATES RELIEF AVAILABLE*

Due to Covid-19



**16A Neighbourhood Centre, Culliford Crescent, Poole,
BH17 9DW**



16A Neighbourhood Centre, Culliford Crescent, Poole, BH17 9DW

DESCRIPTION

The property comprises a large ground floor shop previously used as a charity store.

The property has a small kitchen and welfare facilities at the rear of the unit.

A shared loading bay is located to the rear of the property.

The development benefits from a very large free parking area and petrol filling station.

AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground Floor Sales	853.04	79.25
Kitchen	34.88	3.24
Total	887.92	82.49



LOCATION - BH17 9DW

The property is situated in the Poole suburb of Canford Heath, within a busy neighbourhood shopping centre anchored by a large Asda supermarket.

Other occupiers in the development include a popular public house, post office, pharmacy, veterinary surgery, fish and chip shop, hair salon, newsagents and charity stores.



SERVICE CHARGE & INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

RENT

£15,000 per annum exclusive, plus VAT.

RATEABLE VALUE

£9,100 per annum

SERVICES

The unit has electricity and water connected.

ENERGY PERFORMANCE

EPC Rating C (73). Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

RATES RELIEF

Rates Payable: £nil (Rating Year 2020/2021). The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021. Interested parties are advised to make their own enquiries with the local authority.

VIEWING

Strictly via prior appointment with the appointed agent:



Alastair Knott

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Owned and Managed by



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*Potential occupiers to make own enquiries to clarify accuracy of data.

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