

TO LET

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Retail unit

1,223 sq.ft

(114 sq.m)

Unit 3a, Canford Heath, Poole, Dorset, BH17 9DW

- Large free car park to the front of the scheme
- Anchored by Asda supermarket
- Nearby occupiers include Barnardos, Morrisons Daily, Arrowedge Pharmacy, Joanne Hairdressing

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,223	114
TOTAL	1,223	114

Description

A neighbourhood shopping centre anchored by a large Asda supermarket and the popular Haymoor Public House. There is a large car park to the front and ample servicing to the rear. The site which is approximately 2 miles north of Poole town centre also benefits from a petrol filling station.

Rent

£15,000 per annum exclusive.

Rates

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

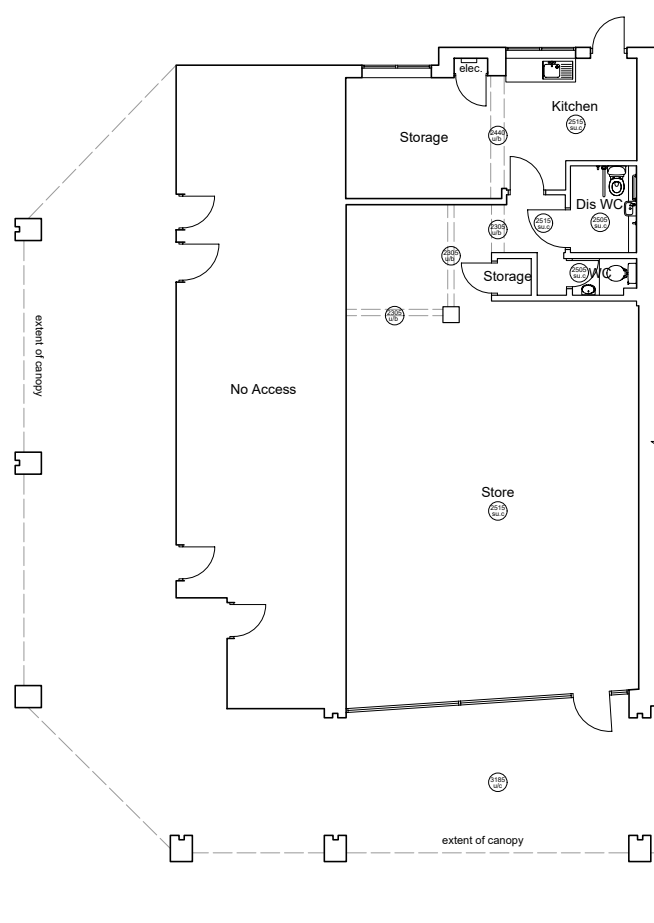
The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.



Ground Floor Plan - 1268 sq ft.

Planning

Subject to 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.

Viewing

Strictly via prior appointment with the appointed agents:



Joe Lee 07791 118807
joe@sibbettgregory.com

Owned and Managed by

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