

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## RETAIL UNIT - TO LET RELOCATION

***7 STATION ROAD, VERWOOD, DORSET. BH31 7PY***

### LOCATION

A modern lock-up shop situated in the centre of this East Dorset town, approximately 15 miles north of Bournemouth and the south coast, and having good access to the A31 trunk road, some 4 miles distant.

The population of Verwood has increased considerably over recent years and is now in the region of 16,000. There is a good mix of retailers nearby and also a health centre within a few minutes walk of the premises.

### DESCRIPTION

**Internal width** approx. 5.33m (17'6")

**Shop depth** approx. 8.07m (26'6")

**Office/kitchenette** approx. 4.09m x 3.40m (13'5" x 11'2")

**Store** 3.66m x 1.17m (12'0" x 3'10")

Toilet facilities.

Suspended ceiling. Diffused lighting.

Rear service road with access for loading and unloading.



**Retail area approx 42.27m<sup>2</sup> (455 ft<sup>2</sup>)**

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<b>LEASE TERMS</b>	A new repairing and insuring sub-lease is available, the duration of which is subject to negotiation.
<b>RENT</b>	£13,000 per annum plus VAT, exclusive of outgoings.
<b>RATEABLE VALUE</b>	Rateable value: £10,000 Rates payable: 100% small business rates relief may be available. Interested parties are advised to verify this with the local rating authority.
<b>SERVICE CHARGE</b>	Currently, the service charge payable amounts to £187.50 at 6 monthly intervals.
<b>VIEWING</b>	By appointment only please, through the Agents.
<b>DIRECTIONS</b>	Leave Ringwood by the A31 in the direction of Bournemouth, after a few hundred yards and just after the filling station, take the left filter signposted Verwood. Continue with this road through the Ringwood Forest, until reaching Verwood and continue to the town retail centre. The premises can be found on the left, within a small parade of modern shops.

**ENERGY PERFORMANCE ASSET RATING - C**



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