

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## HIGHLY VISIBLE SHOP PREMISES TO LET

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

### LOCATION

A modern purpose built lock-up shop adjoining The Verwood Surgery and fronting the busy Station Road. This East Dorset town, approximately 15 miles north of Bournemouth and the south coast, and has 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 plus the obvious footfall created by The Verwood Surgery.

### DESCRIPTION

**Internal width** approx. 8.81m (28'11"")

**Shop depth** approx. 8.43m (max) (27'8")

**Kitchenette/Staff area**

**Disabled toilet facility**

The premises has air conditioning, suspended ceiling and double electric opening doors to the front. Currently sub-divided with a demountable partition wall into two areas.



**Internal Gross Area approx. 82.12m<sup>2</sup> (883 ft<sup>2</sup>)**

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<b>LEASE TERMS</b>	A new repairing and insuring lease is available, the duration of which is subject to negotiation.
<b>RENT</b>	£20,000 per annum plus VAT, exclusive of outgoings. Periodic upward only rent reviews.
<b>RATEABLE VALUE</b>	Currently under review and subject to re-assessment.
<b>SERVICE CHARGE</b>	A modest service charge is payable towards upkeep of the landscaped areas externally and communal external amenities enjoyed by the premises.
<b>VIEWING</b>	By appointment only please, through the Agents.

### ENERGY PERFORMANCE ASSET RATING - C



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