

**10/10A Bank Chambers,
Penn Hill Avenue, Parkstone, Poole,
BH14 9NB**

Attractive Shop Unit with Self Contained
Maisonette

486 sq ft Net Sales

(45.15 sq m)

To Let



LOCATION

Penn Hill is a mixed residential/commercial suburb of Poole, bordering between Branksome and Canford Cliffs. It has a resident population of 11,355 (Source: 2011 Census), with Bournemouth Town Centre 2.5 miles to the east via the A338 Wessex Way and Poole Town Centre 3.5 miles to the west via the A35.

SITUATION

The property occupies a prominent corner trading position at the junction of Penn Hill Avenue and Kings Avenue, close to the junction with Canford Cliffs Road and Archway Road, linking to the A35 Bournemouth Road. Nearby trading occupiers including Patisserie Mark Bennett, Penn Hill Flooring, Jenkins & Sons Bar, Josephine Wall Gallery, The Dancing Moose Café and Co-op Convenience Store.

DESCRIPTION

The premises comprise a ground floor retail unit with an extensive glazed window display frontage and central entrance leading to an open plan sales area, with partitioned staff kitchen and store with separate WC. In addition, there is a self contained residential maisonette on first and second floor with a separate ground floor entrance.

ACCOMMODATION

Gross Frontage	32' 1"	(9.78 m)
Net Frontage	30' 11"	(9.42 m)
Internal Width (max)	29' 6"	(8.99 m)
Shop Depth (max)	25' 9"	(7.85 m)

Net Sales Area	486 sq ft	(45.15 sq m)
Ancillary	34 sq ft	(3.16 sq m)
Separate WC		

Maisonette with living room, dining room, kitchen, 3 bedrooms, bathroom, shower room, separate WC.

LEASE TERMS

A new full repairing and insuring lease for a term of 10 years incorporating an upward only rent review at the end of the 5th year of the term.

RENT

£21,950 per annum exclusive.

VAT

VAT is not payable on the rent.

BUSINESS RATES

Rateable Value: £13,000.*

Rates payable for year ending 31/03/20: £6,383**.

The Maisonette is rated under Council Tax Band B.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief".

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.



PLANNING

The premises benefit from Class A1 (shop) use. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Poole Borough Council, Civic Centre, Poole, BH15 2RU. Tel: 01202 633321.

VIEWING

Strictly by appointment only. Contact Simon Lee on 01722 337577.

Ref: SML/JW/17016

ENERGY PERFORMANCE

EPC
AWAITED

CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.lettingbusinesspremises.co.uk.

DISCLAIMER

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