



TO LET TO LET

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M UNIT 1

///drips.speech.sling
Canford Heath
Poole, Dorset
BH17 9DW

Local Occupiers Include


Barnardos
EVERY CHILDHOOD LASTS A LIFETIME
Ladbrokes

ASDA



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.

AREA

2,308 sq.ft (214.4 sq.m)

RENT

£48,750 per annum + VAT

RATES

Rateable Value: £47,500 per annum + VAT

SERVICE CHARGE & INSURANCE

Service Charge: £3,968 per annum + VAT

Insurance: £1,500 per annum + VAT

SERVICES

The unit has electricity connected.

ENERGY PERFORMANCE

EPC: C. Further information available upon request.

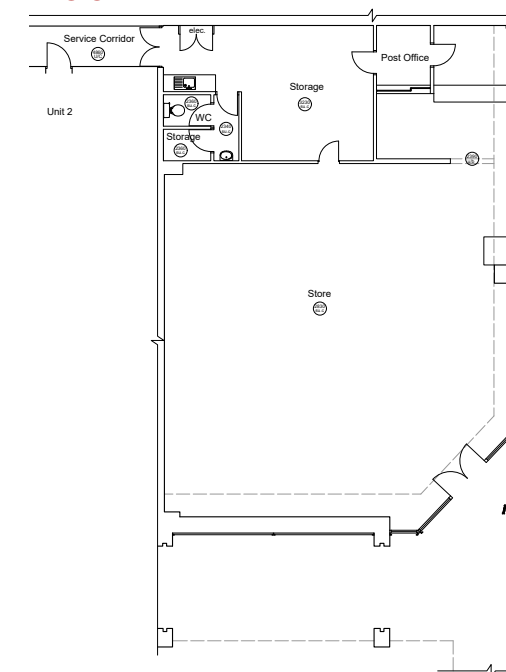
PLANNING

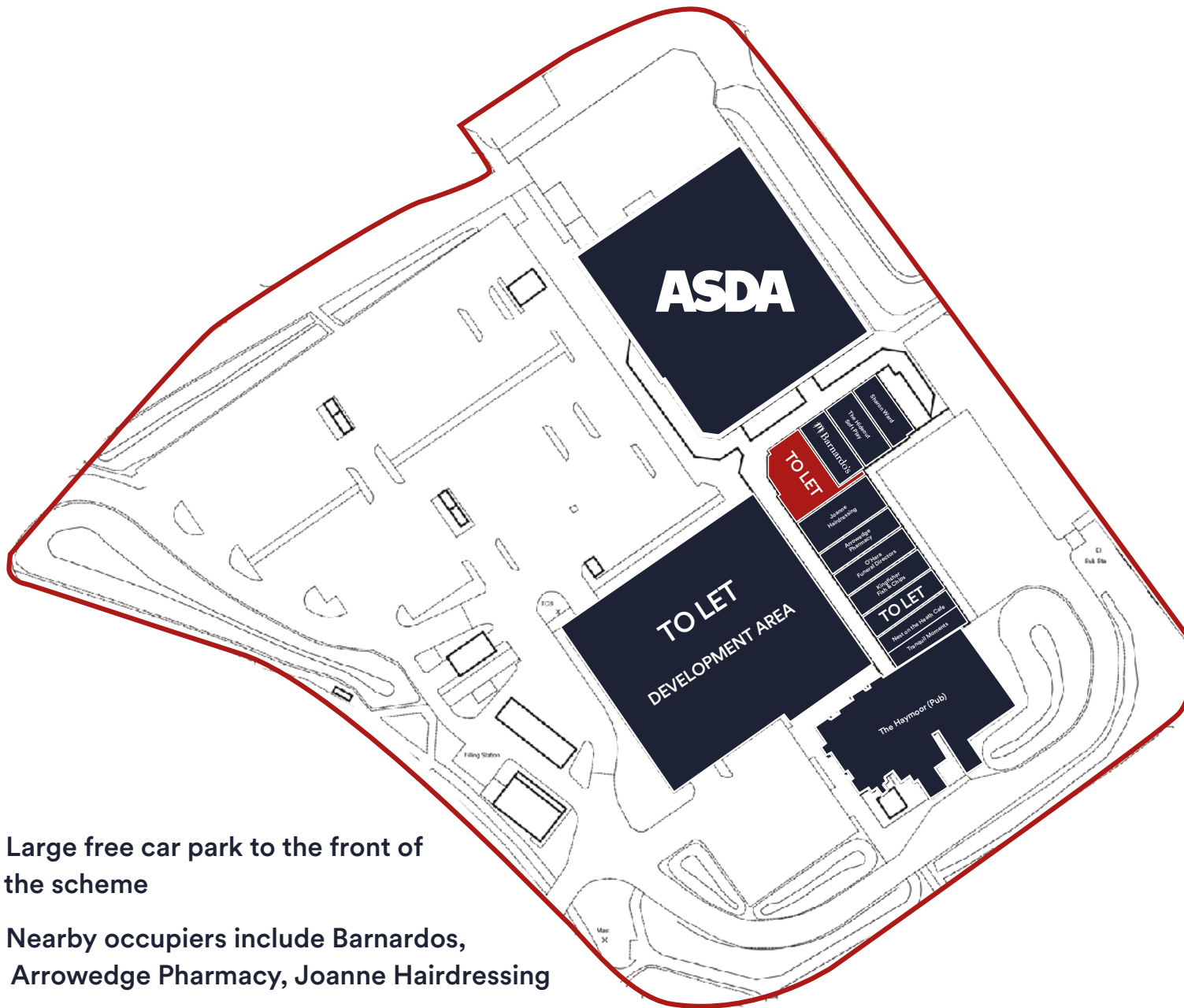
Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

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

FLOOR PLAN





- Large free car park to the front of the scheme
- Nearby occupiers include Barnardos, Arrowedge Pharmacy, Joanne Hairdressing



14,591 sq.ft
Total development



14
Retail units on site



100+
Free Parking Spaces
(first two hours)



Anchored by Asda supermarket



George Watson

07423 662487
0117 990 2200

GWatson@lcpproperties.co.uk



Viewing
Strictly via prior appointment
with the appointed agent:



Thomas Simpkin

01202 551821

tsimpkin@ellis-partners.co.uk

 [View on Google Maps](#)

SERVICES



16 EV Chargers on site



Parcel Delivery Lockers



100+ Parking Spaces
plus additional staff parking
and delivery areas



Free Onsite Parking
(first two hours)

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