



TO LET

M UNIT 8

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

Local Occupiers Include





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

1,243 sq.ft (115.4 sq.m)

RENT

£24,995 per annum

RATES

Rateable Value: £11,250

SERVICE CHARGE & INSURANCE

Service Charge: £2,150

Insurance: £750

SERVICES

The unit has electricity connected.

ENERGY PERFORMANCE

EPC: D. Further information available upon request.

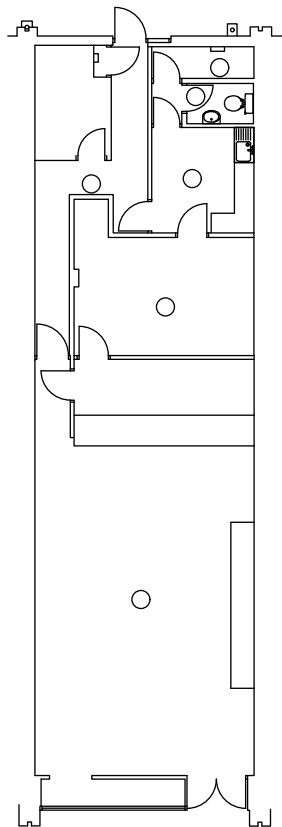
PLANNING

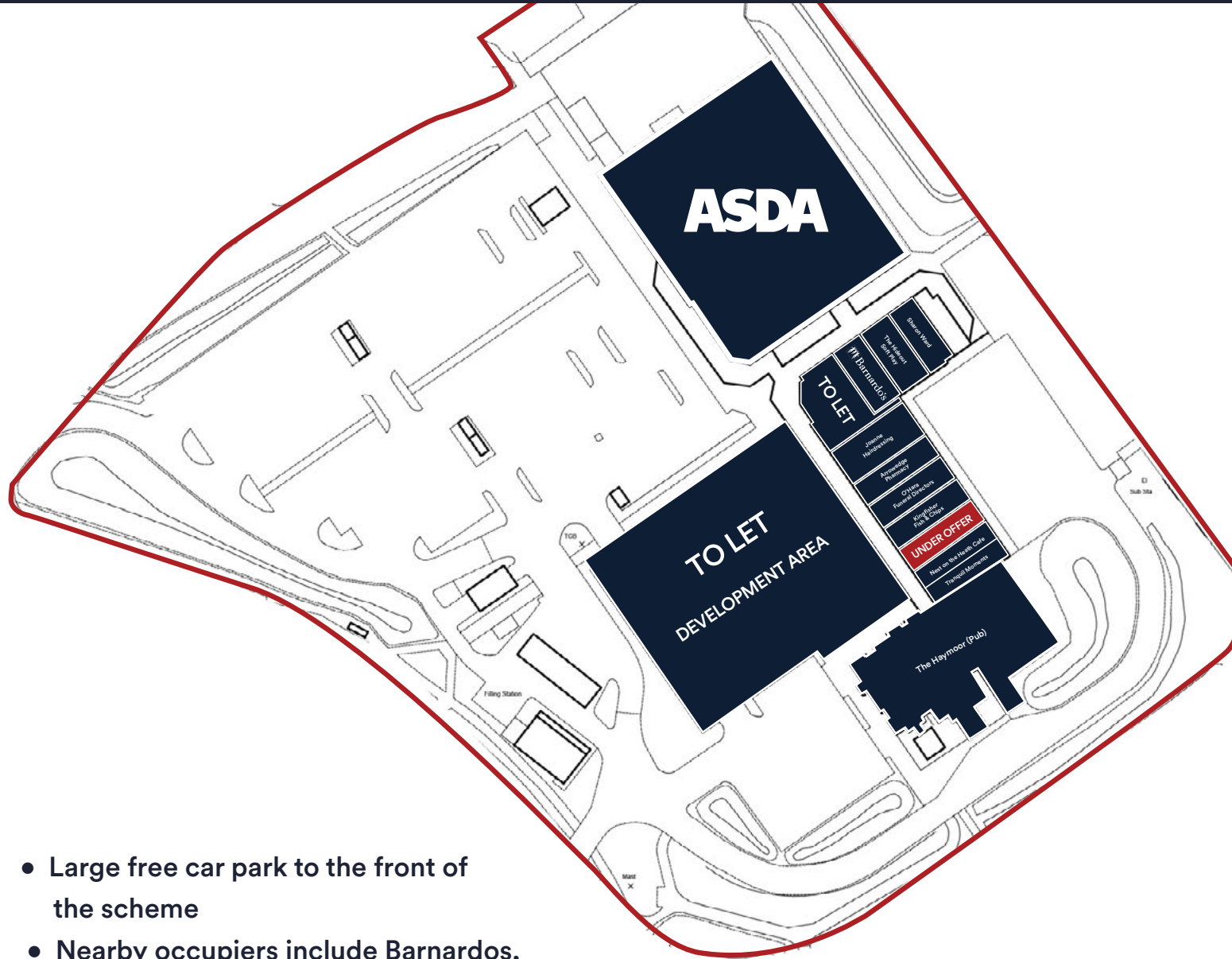
Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

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, Morrisons Daily, Arrowedge Pharmacy, Joanne Hairdressing



14,591 sq.ft
Total development



14
Retail units on site



100+
Free Parking Spaces
(first two hours)

ASDA

Anchored by Asda
supermarket



mccoreproperty.com

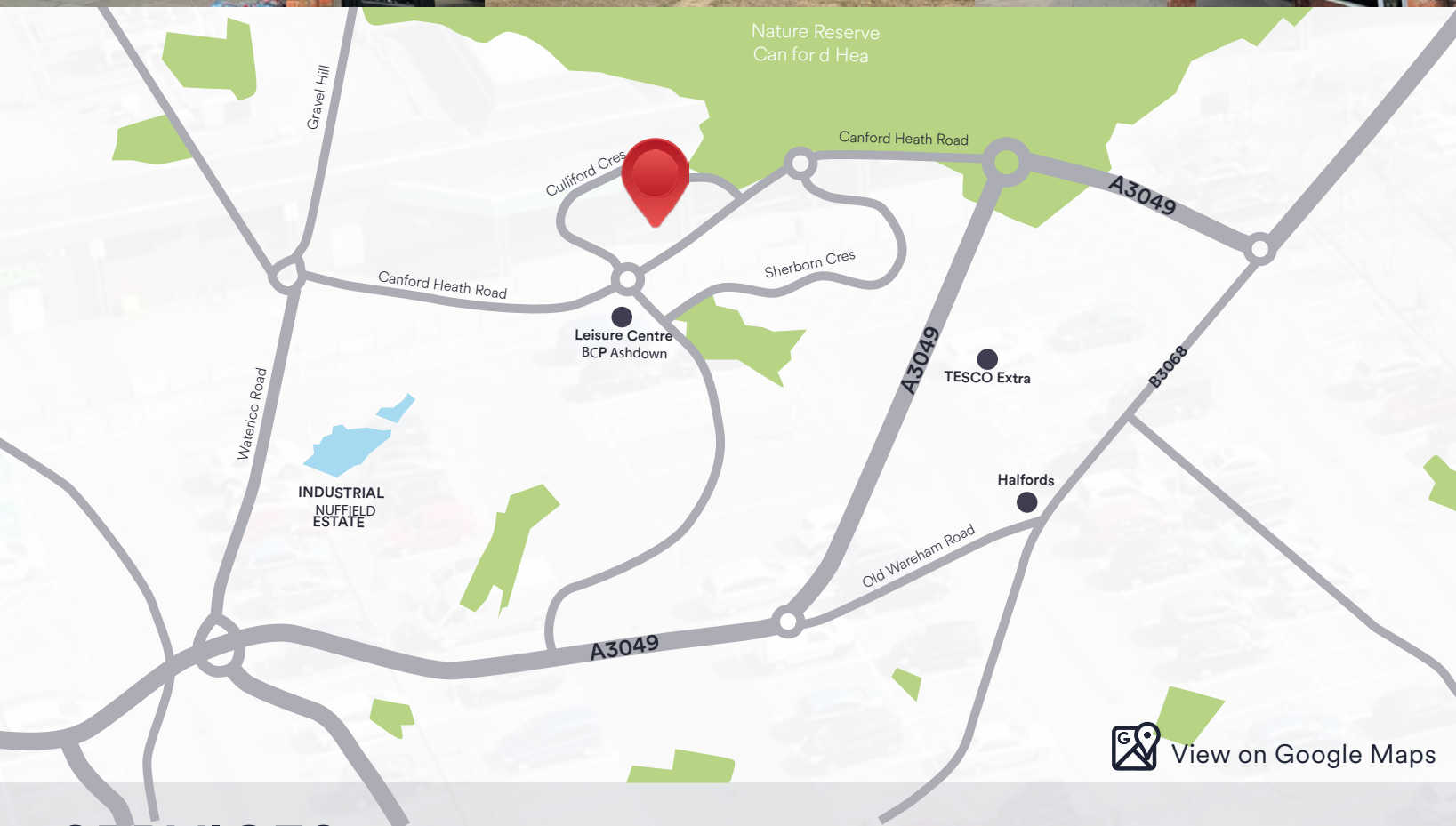


M[®]Core
LCP UK



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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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