

TO LET

NEW DEVELOPMENT

753 - 3,465 SQ.FT (70 - 321 SQ.M)



CANFORD HEATH

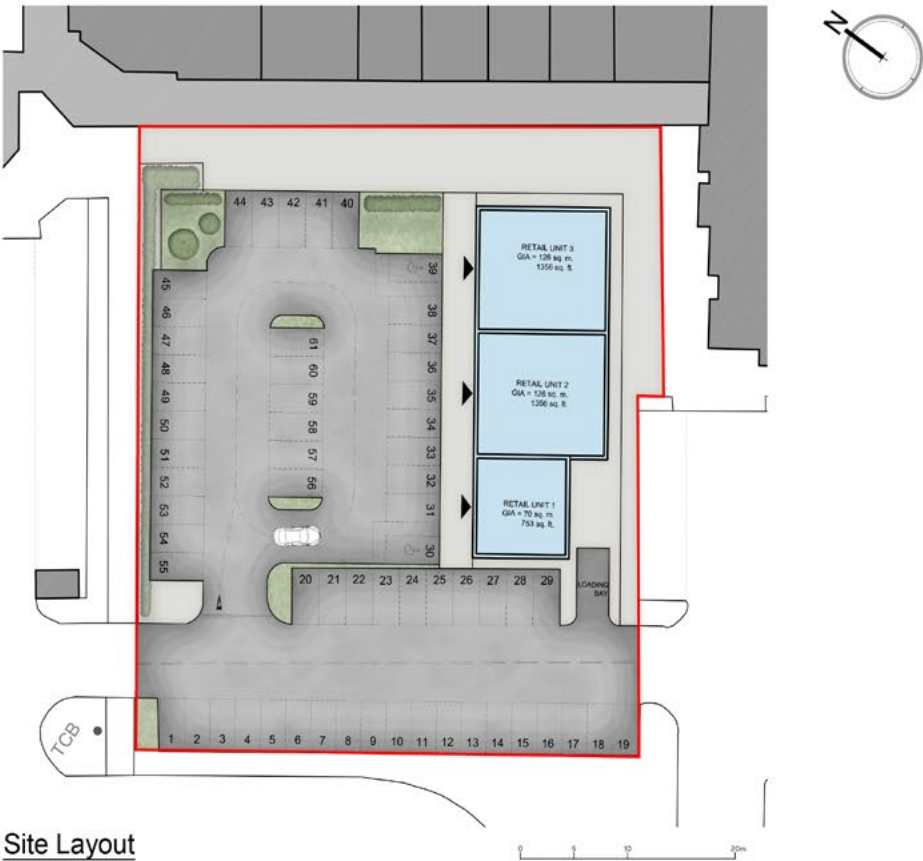
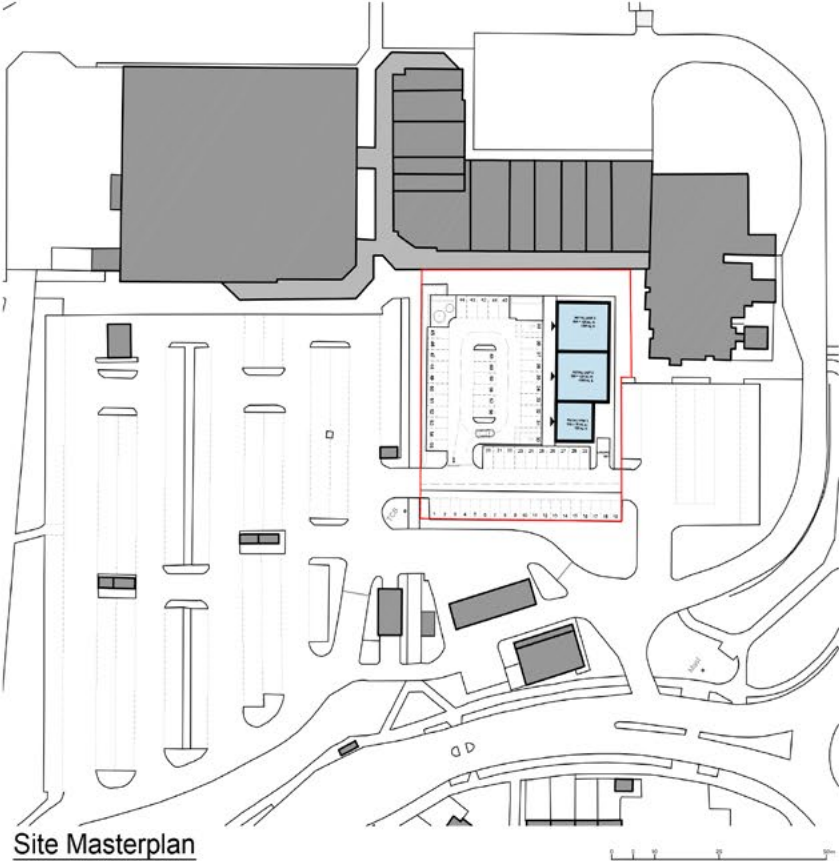
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Canford Heath Road
Poole, Dorset
BH17 9DW

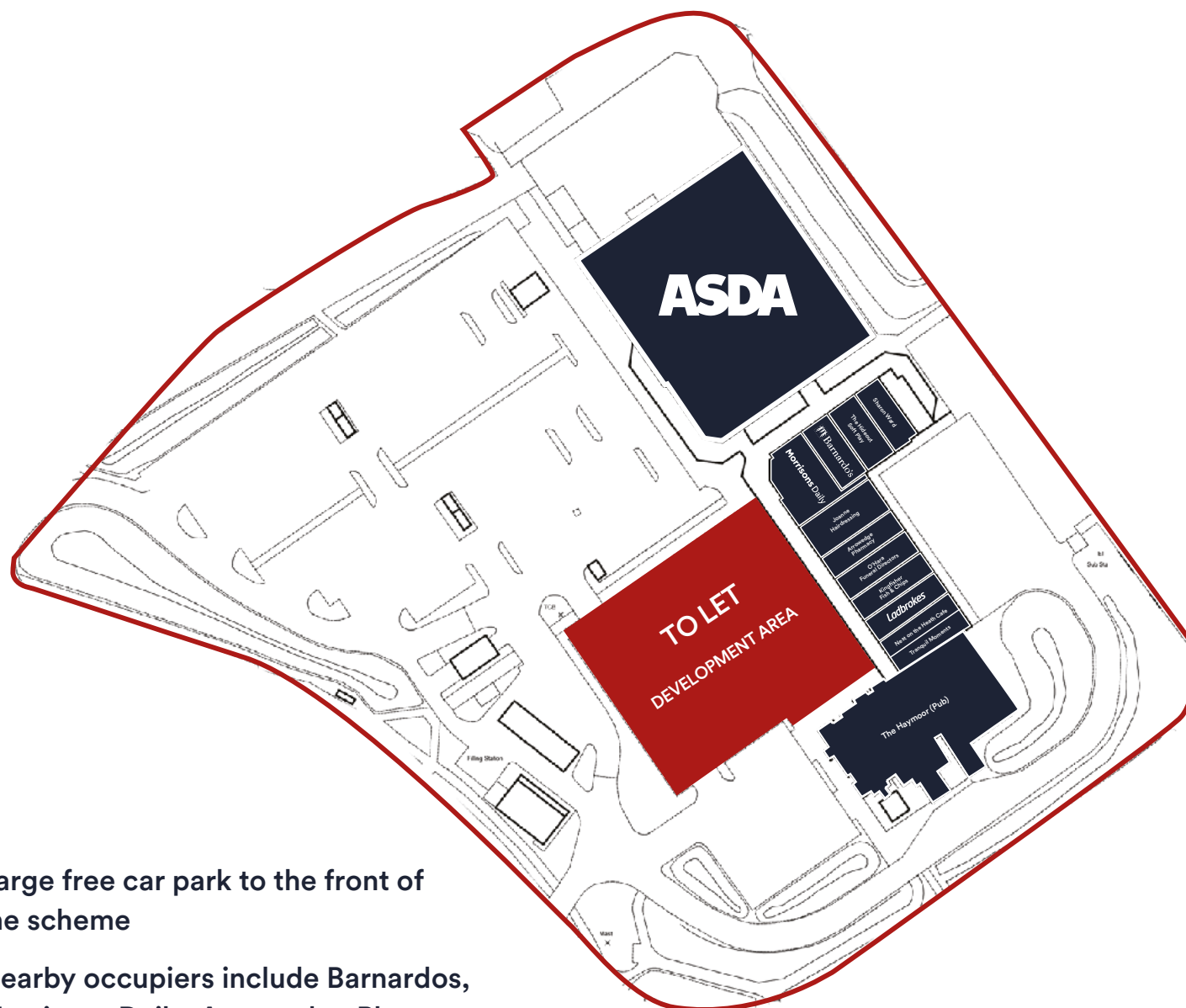
Local Occupiers Include



ASDA

3 RETAIL UNITS
753 - 1,356 SQ.FT (70 - 126 SQ.M)





- 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

**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.

Rent

£30,000-£45,000

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

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.





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)



mccoreproperty.com



McCore
LCP UK



George Watson

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Viewing

Strictly via prior appointment
with the appointed agent:



Thomas Simpkin

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Creative Retail

Scott Robertson

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