

UNIT 1B:
1,124 sq.ft (104.4 sq.m)

UNIT 1A NOW UNDER OFFER

TO LET

TO LET - SPLIT UNIT

M UNIT 1B

[///drips.speech.sling](http://drips.speech.sling)

Canford Heath
Poole, Dorset
BH17 9DW

Local Occupiers Include


Barnardos
EVERY CHILDHOOD LASTS A LIFETIME

Sizzling
PUB & GRILL

ASDA

DESCRIPTION

Unit 1 has been divided to create two self-contained ground floor units, now known as Unit 1A and Unit 1B. Each unit benefits from open-plan accommodation together with its own kitchenette and WC facilities, providing flexible space suitable for a variety of occupiers.

Canford Heath is 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

Unit 1B: 1,124.28 sq.ft (104.4 sq.m)

RENT

Unit 1B: £29,500 per annum + VAT

RATES

Rateable Value: To be reassessed.

SERVICE CHARGE & INSURANCE

Service Charge: £1,984 per annum + VAT

Insurance: £750 per annum + VAT

SERVICES

The unit has electricity connected.

ENERGY PERFORMANCE

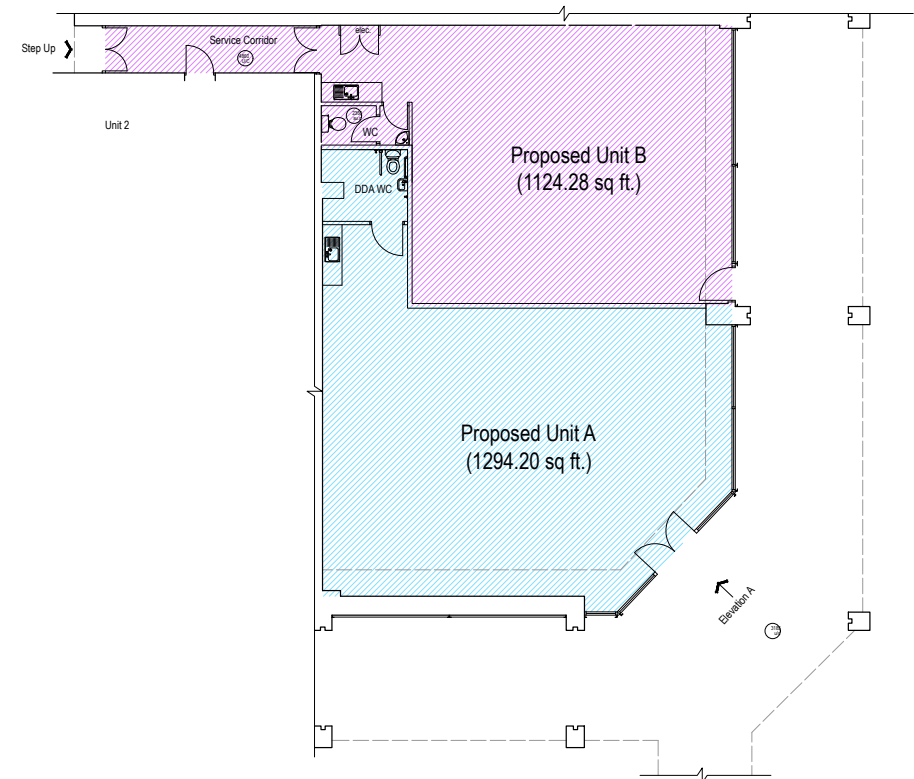
EPC: C. Further information available upon request.

PLANNING

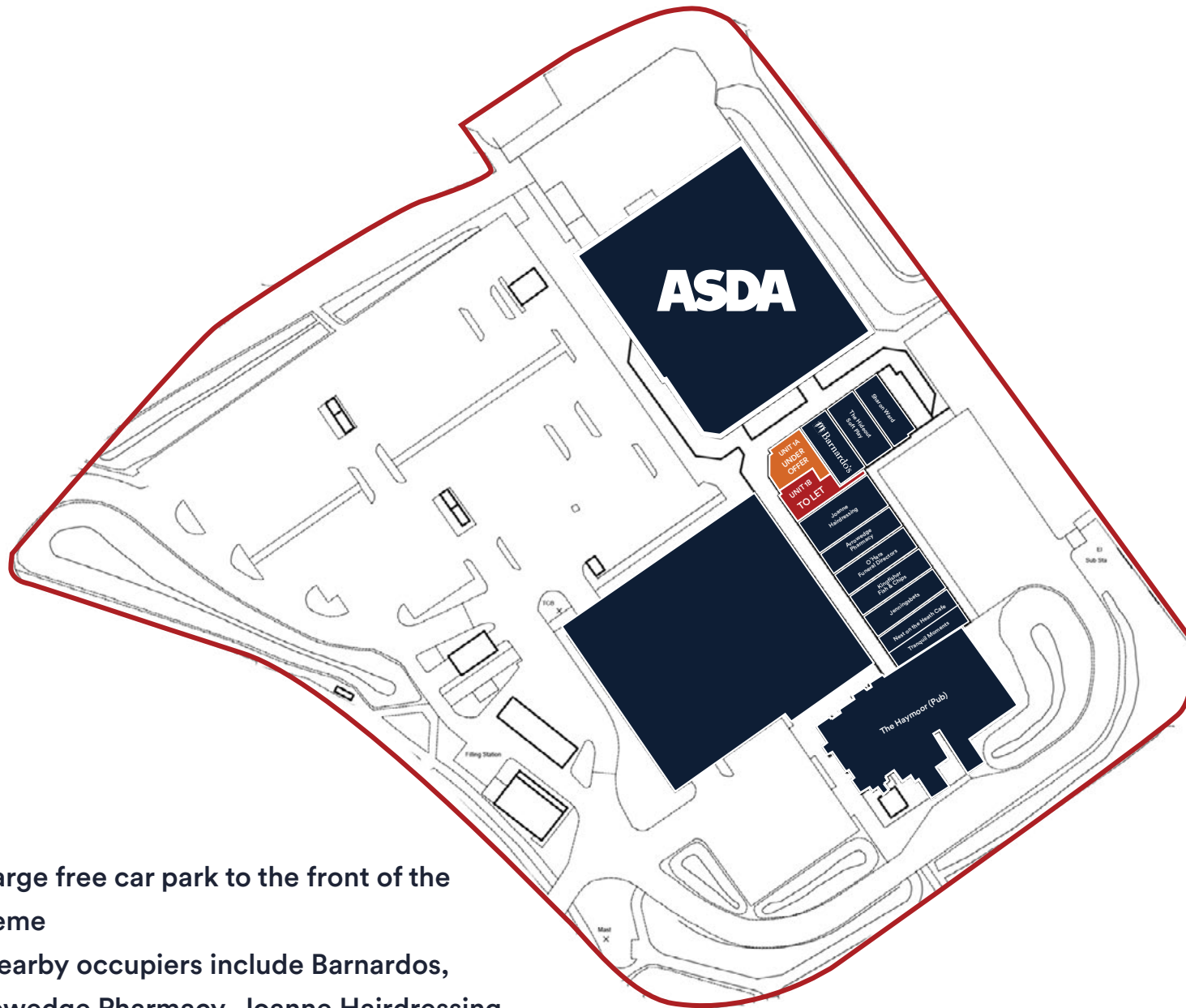
Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

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

FLOOR PLAN

Ground Floor Plan - 2418.47 sq ft. (224.68 sqm.)



- 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)

ASDA

Anchored by Asda
supermarket



mccoreproperty.com



McCore
LCP UK



George Watson

07423 662487

0117 990 2200

GWatson@lcpproperties.co.uk

Viewing Strictly via prior appointment with the appointed agent:



Thomas Simpkin

07341 841 739

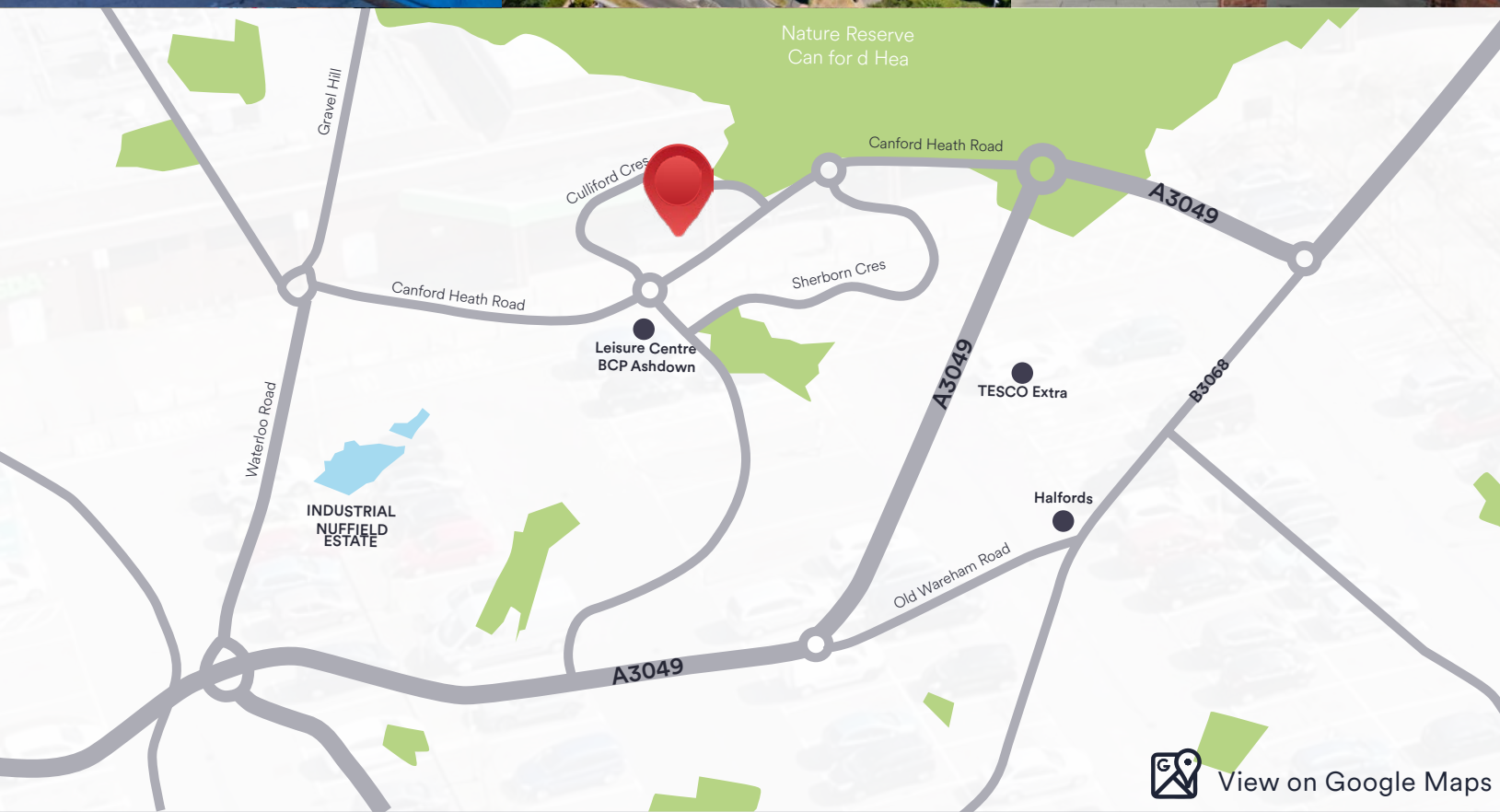
tsimpkin@ellis-partners.co.uk

Creative Retail

Scott Robertson

07831 856 733

scott@creative-retail.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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