TO LET

NEW DEVELOPMENT

2-3 RETAIL UNITS/DRIVETHRU

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



M CANFORD HEATH

///drips.speech.sling

Canford Heath Road
Poole, Dorset
BH17 9DW

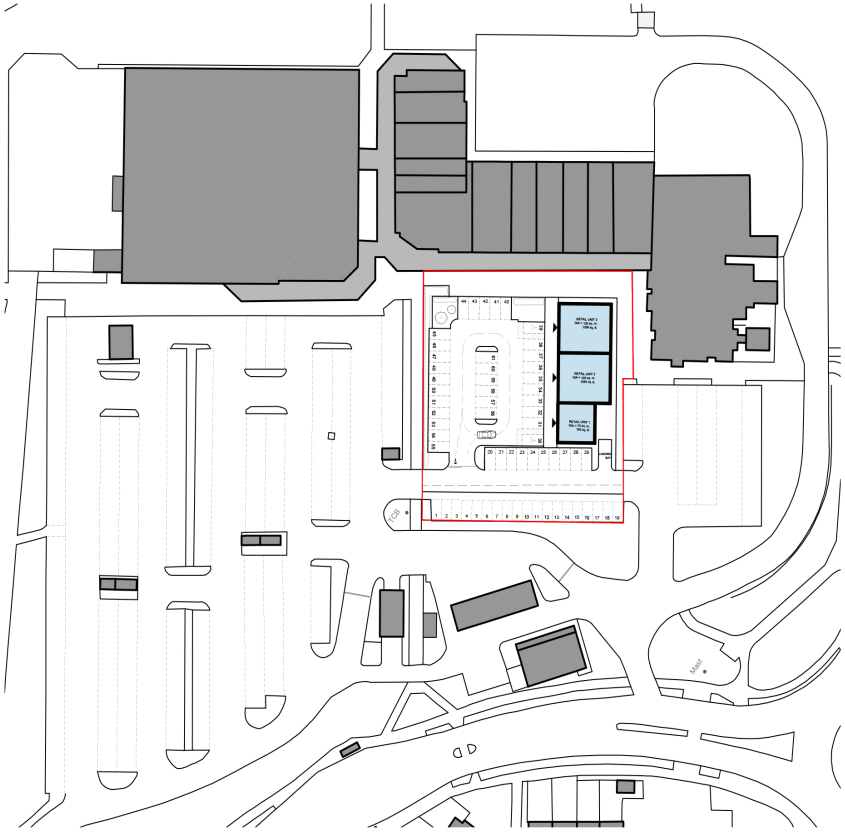
Local Occupiers Include

Barnardos
EVERY CHILDHOOD LASTS A LIFETIME

Sizzling PUB & GRILL

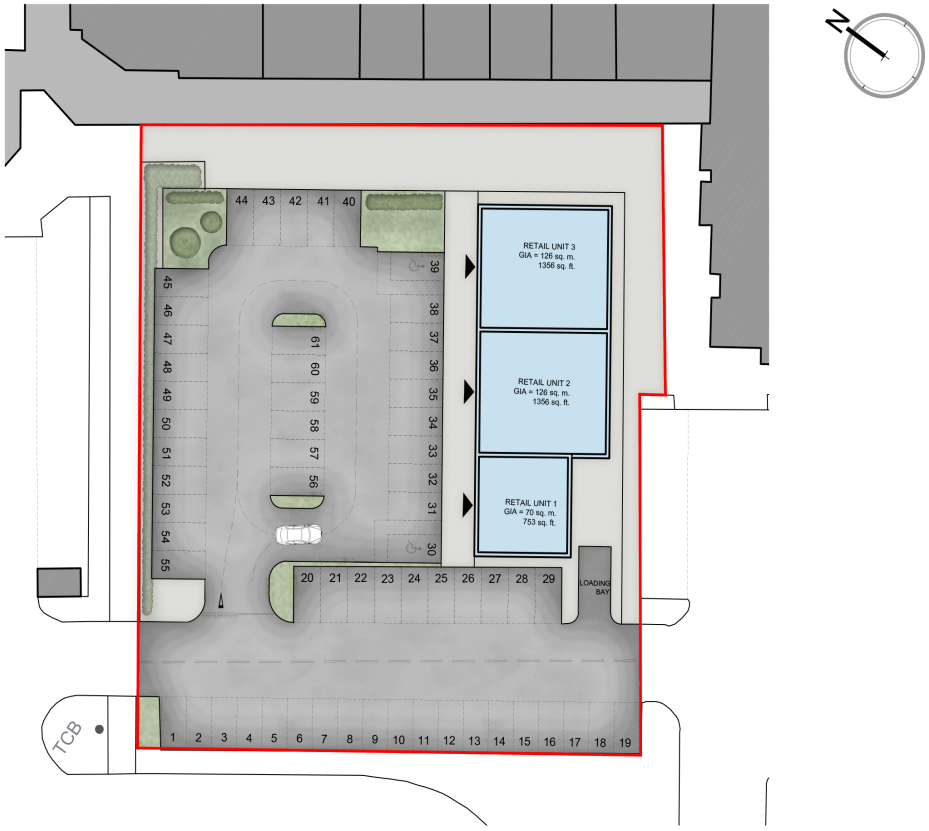
ASDA

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



Site Masterplan

Scale 1:1250 @ A3



Site Layout

Scale 1:500 @ A3



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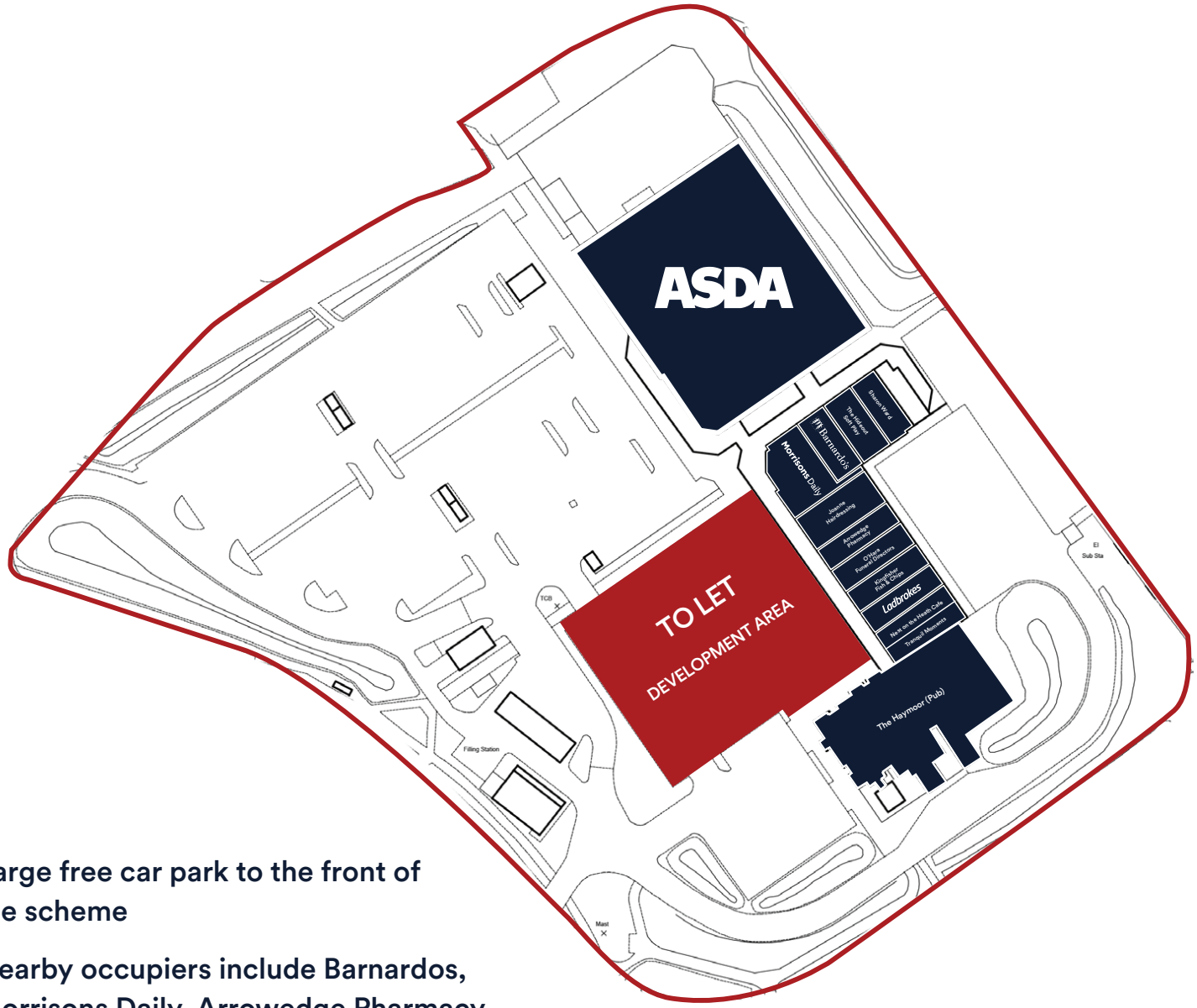
SITE PLAN



- 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

CANFORD HEATH







DETAILS

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 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.

VAT
VAT is payable on all sums due to the landlord under the terms of the lease.









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)

mcoreproperty.com

M Core
LCP UK



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Viewing Strictly via prior appointment with the appointed agents:

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