

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
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.

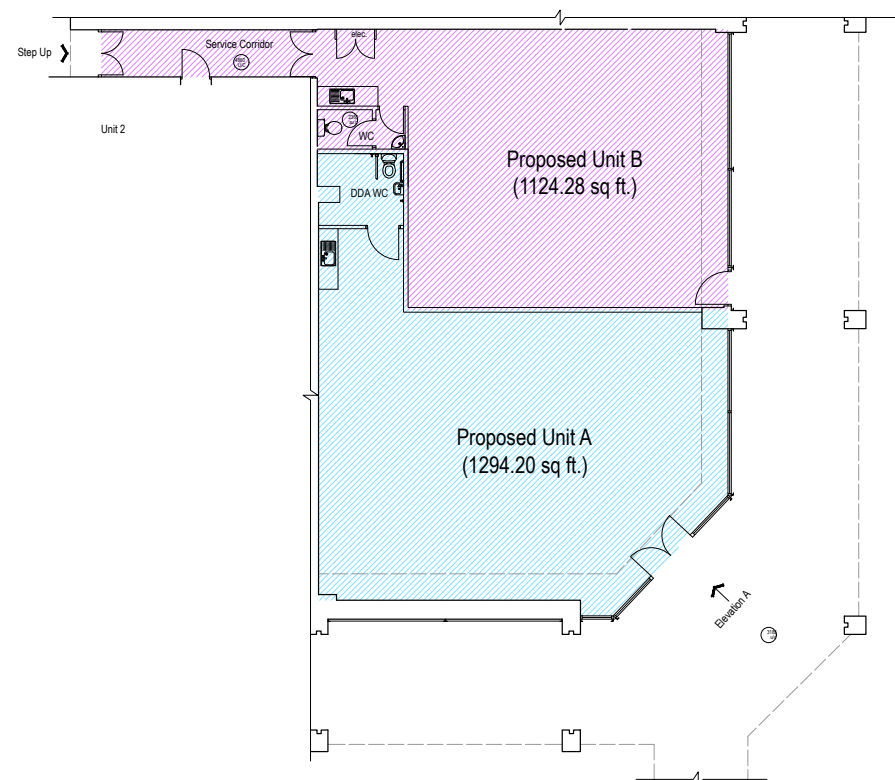
PLANNING

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

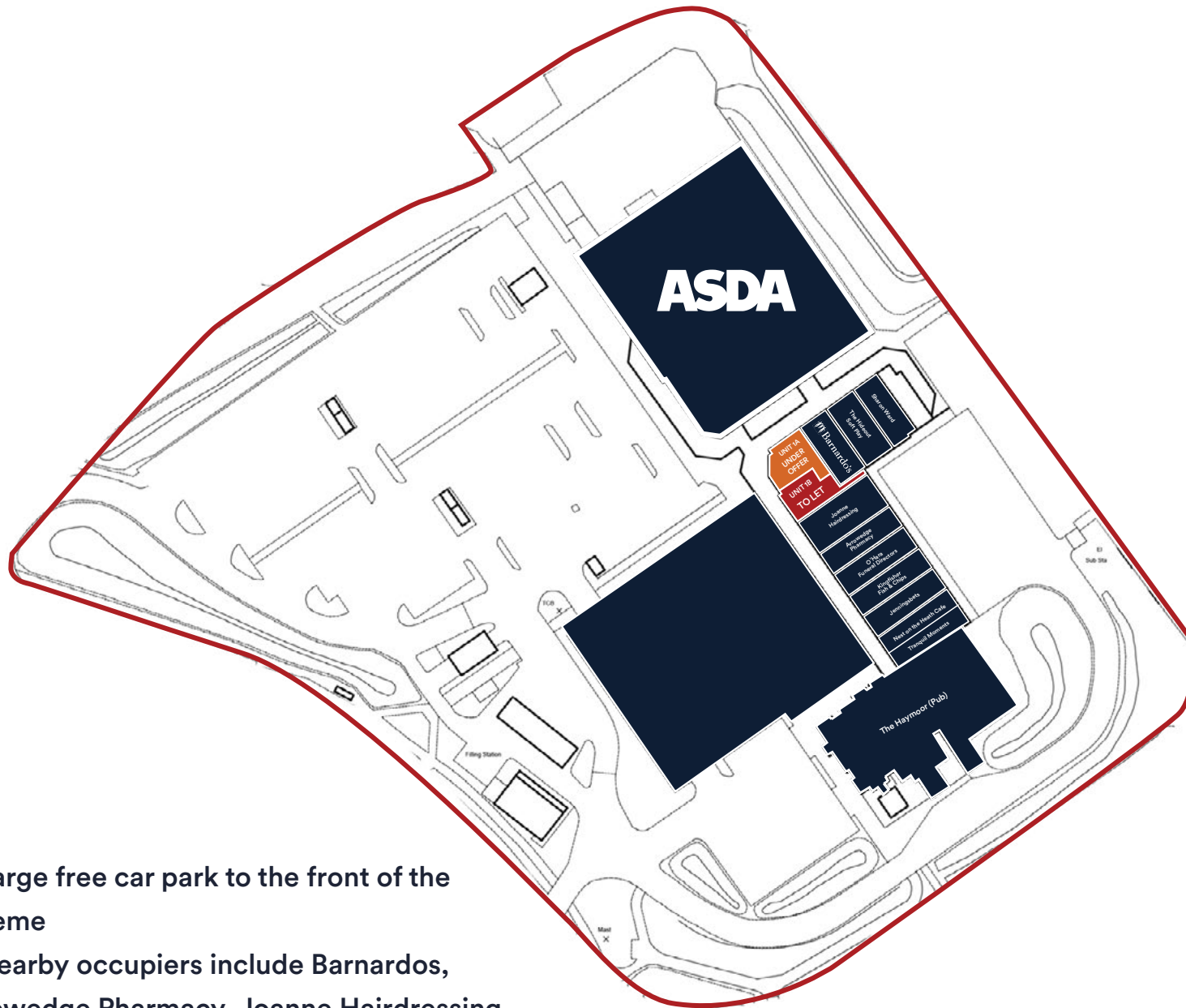
LEGAL COSTS

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



mcoreproperty.com



M[®]Core
LCP UK



George Watson

07423 662487 0117 990 2200
GWatson@lcpproperties.co.uk

Viewing Strictly via prior
appointment with the
appointed agent:



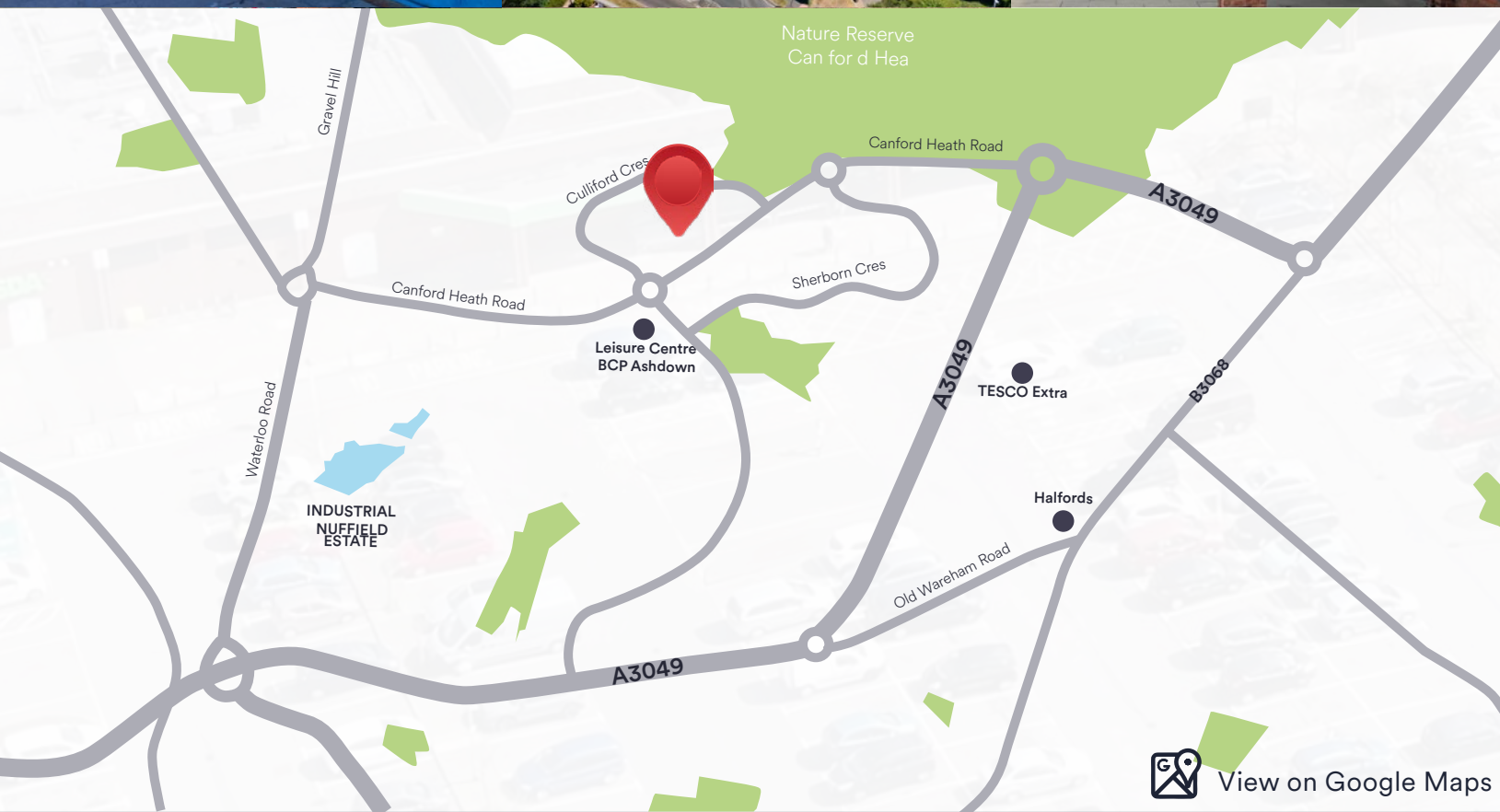
Thomas Simpkin

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)

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennant Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org.uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Policy-Web-and-Data-Policy-May-2018.pdf.