JAMES & SONS

Suite 27 Briggs House
26 Commercial Road
Poole, BH14 0JR

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TO LET

FIRST FLOOR OFFICE WITH ALLOCATED PARKING
403 SQ FT (37.5 Sq M) APPROX.
SUITE 2 SANDALEX HOUSE, 183-183 LOWER BLANDFORD ROAD
BROADSTONE, BH18 8DH

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LOCATION

The premises are situated in the heart of the The Broadway, the main shopping thoroughfare of Broadstone, which provides a good variety of national as well as local Shopping businesses. National occupiers include Costa Coffee, Boots, Hays Travel, Tesco Express, Marks & Spencer Foodstore, Lloyds Pharmacy and main banks. Broadstone is situated approximately four miles to the north of Poole Town Centre.

DESCRIPTION

The premises comprise part of the first floor of a two-storey building with a ground floor entrance door directly from The Broadway. It includes a shared kitchenette and male and female cloakrooms.

ACCOMMODATION

The accommodation with approximate dimensions is as follows:

Ground floor shared Entrance and Stairs to first floor landing

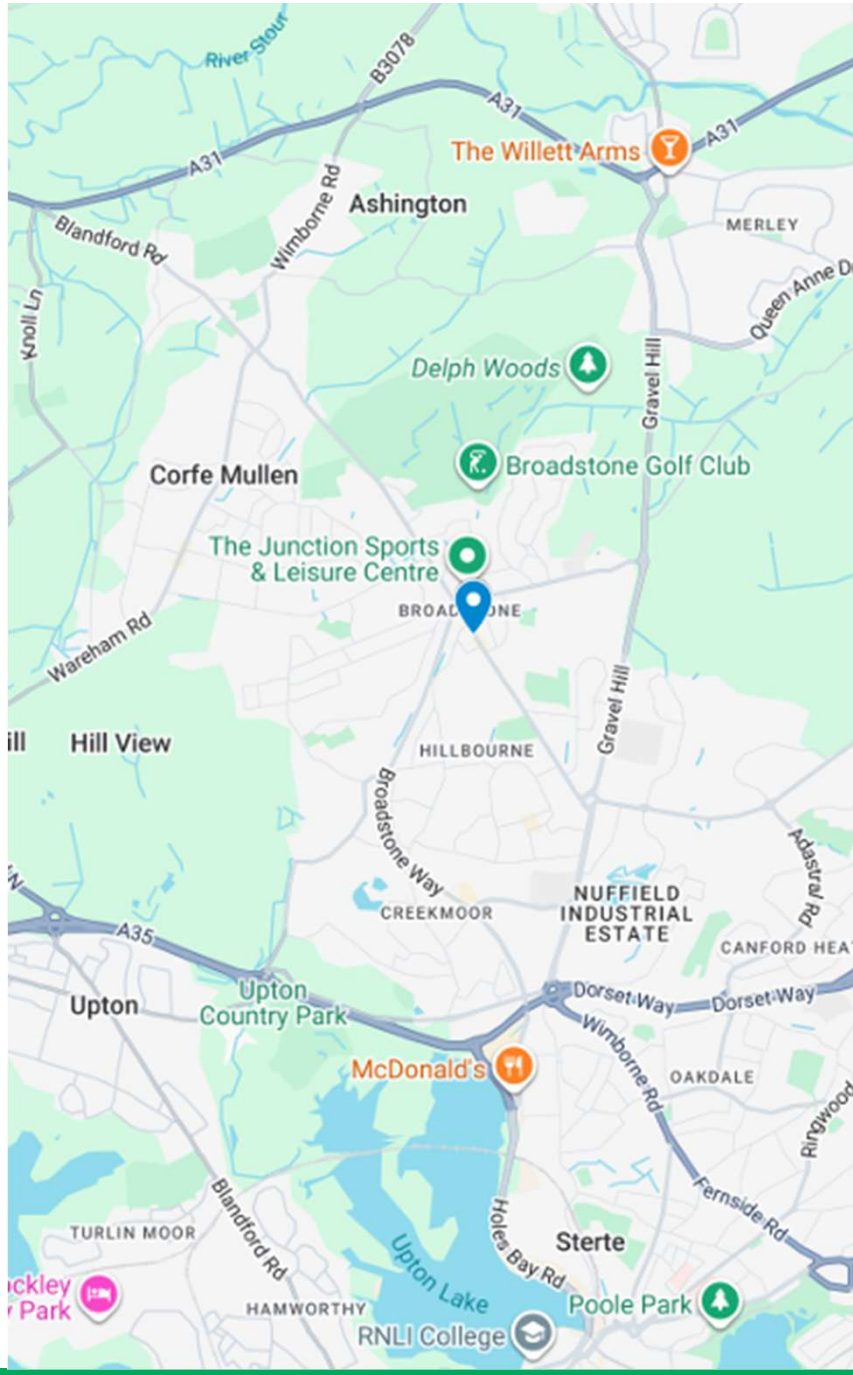
SUITE 2

Front Office	260 sq ft (24.15 sq m)
Maximum Dimensions	4.72m wide (15'6") x 5.28m (17'4")
Rear Office	143 sq ft (13.29 sq m)
Maximum Dimensions	4.75m wide (15'7") x 2.79m (9'2")
Total	**403 sq ft (37.44 sq m)**

Parking
3 car allocated parking spaces to rear car park.

Shared facilities:
Kitchenette
Modern style integrated sink unit with storage over and fitted fridge.

WC
Modern low-level WC and wash basin.



KEY FEATURES

- **Popular and vibrant local centre**
- **Gas Fired Central Heating**
- **Allocated Parking Spaces (see later note)**
- **Kitchenette Facility and Male & Female Cloakrooms**

PLANNING

The property has previously been used for offices (Class E). Interested parties are advised to check with BCP council as to their proposed use.

RATING

The property is listed on the Valuation Office Agency website with a Rateable Value of £8,400 (April 2023). Full details are available at:
https://www.tax.service.gov.uk/business-rates-find/valuations/start/8744490000

Interested parties should make enquiries of the local authority to verify the business rates payable.

EPC

The building is currently assessed with an energy performance rating of Band D.
The full Energy Performance Certificate and recommendations report are available at:
https://find-energy-certificate.service.gov.uk/energy-certificate/8816-8507-0330-4454-6796

LEASE

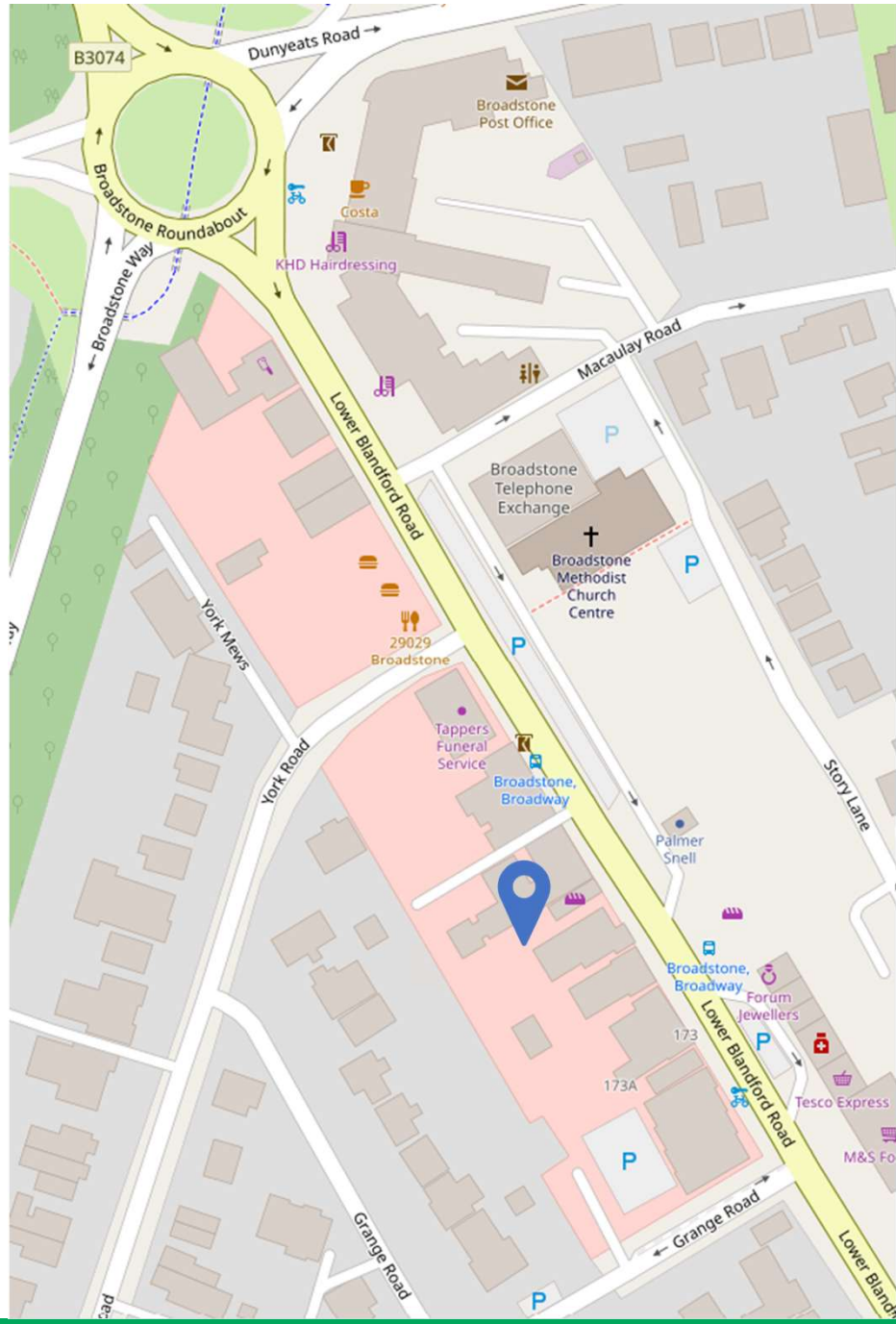
New full repairing and insuring lease for a term to be agreed, incorporating three-yearly rent reviews.

RENT

£5,750 per annum exclusive.

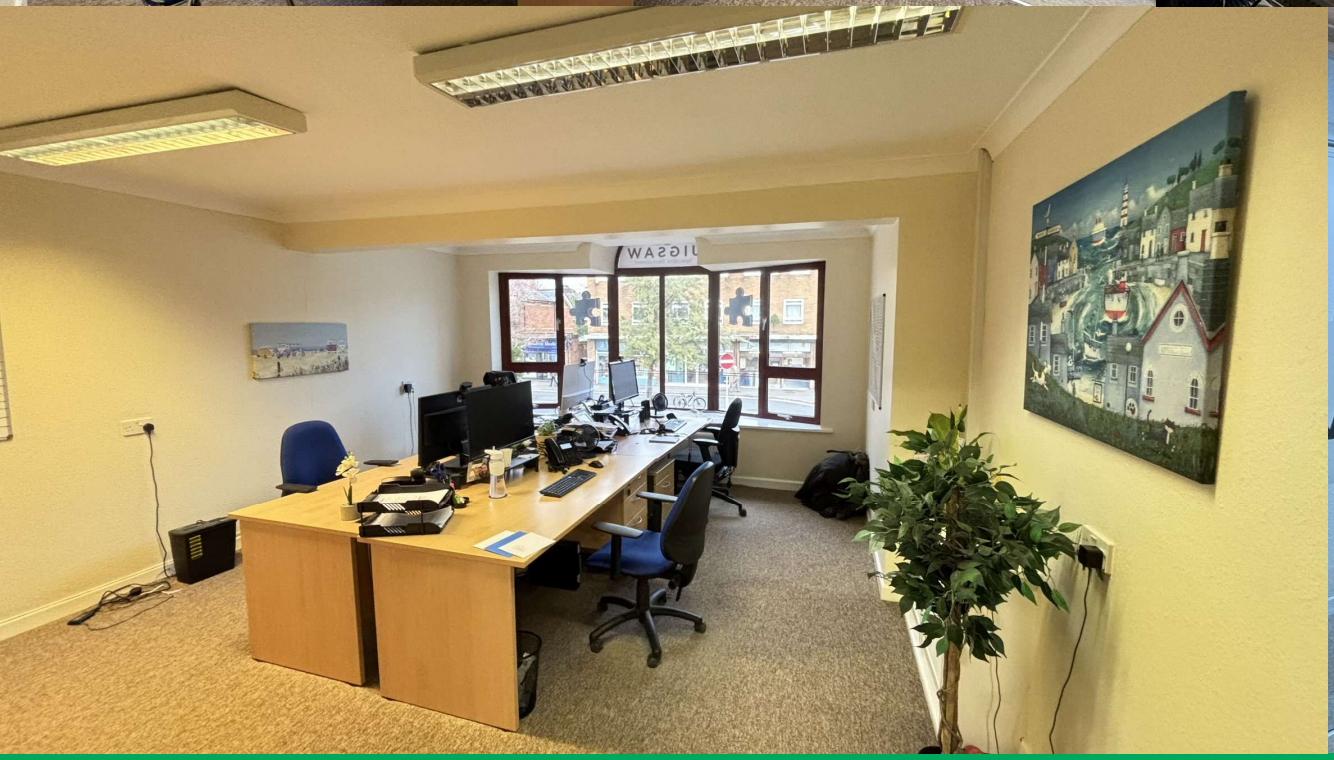
SERVICE CHARGE

A service charge will be levied to provide for the cost of utilities (including heating and electricity), insurance, management and maintenance of the building on a proportional basis (and cleaning of common parts if required).




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LEGAL COSTS

Each party to pay their own legal fees incurred in the transaction.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

CODE FOR LEASING BUSINESS PREMISES

Applicants looking to lease a business premises through James and Sons are advised of the existence of the RICS Code for leasing business premises. Furthermore, we recommend that all applicants obtain professional advice from an independent RICS member or other property professional.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed Tenant prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed tenant once terms have been agreed.

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PEOPLE AND PROPERTY SINCE 1873

VIEWING

STRICTLY by appointment through James & Sons – contact:

Simon Walsham
Tel: 01202 673131
Email simonwalsham@jamesandsons.co.uk

Peter Davy
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JAMES & SONS

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