

Bournemouth - 400 Ashley Road, Poole BH14 0AA

Takeaway to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



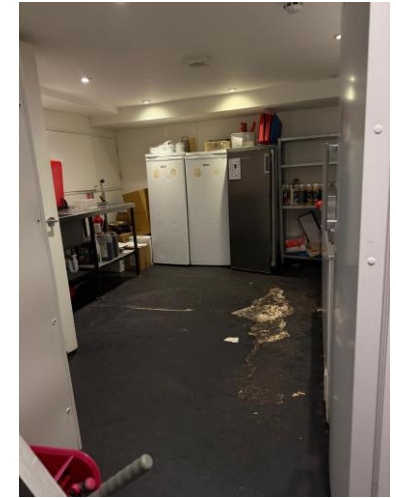
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Property Features:

- Comprises takeaway shop with ancillary at basement
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms to fit your needs
- Situated in the popular suburb of Parkstone just off the A35 on the northern side of Ashley Road (B3061), the main arterial route into Poole. Nearby occupiers include Waitrose, Domino's Pizza, KFC, and a variety of independent retailers.



Property Description:

Comprises ground floor takeaway with ancillary accommodation at basement, providing the following accommodation and dimensions:

Ground Floor: Counter & open plan kitchen

Basement: Ancillary, storage & wc

Total GIA: 39 sq m (420 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation
Rent: £307.69 per week (PCM: £1,333.33)
Deposit: £4,000 (3 Months)

Rateable Value:

Rateable Value - £4,050 p.a.
Rates Payable - £0*

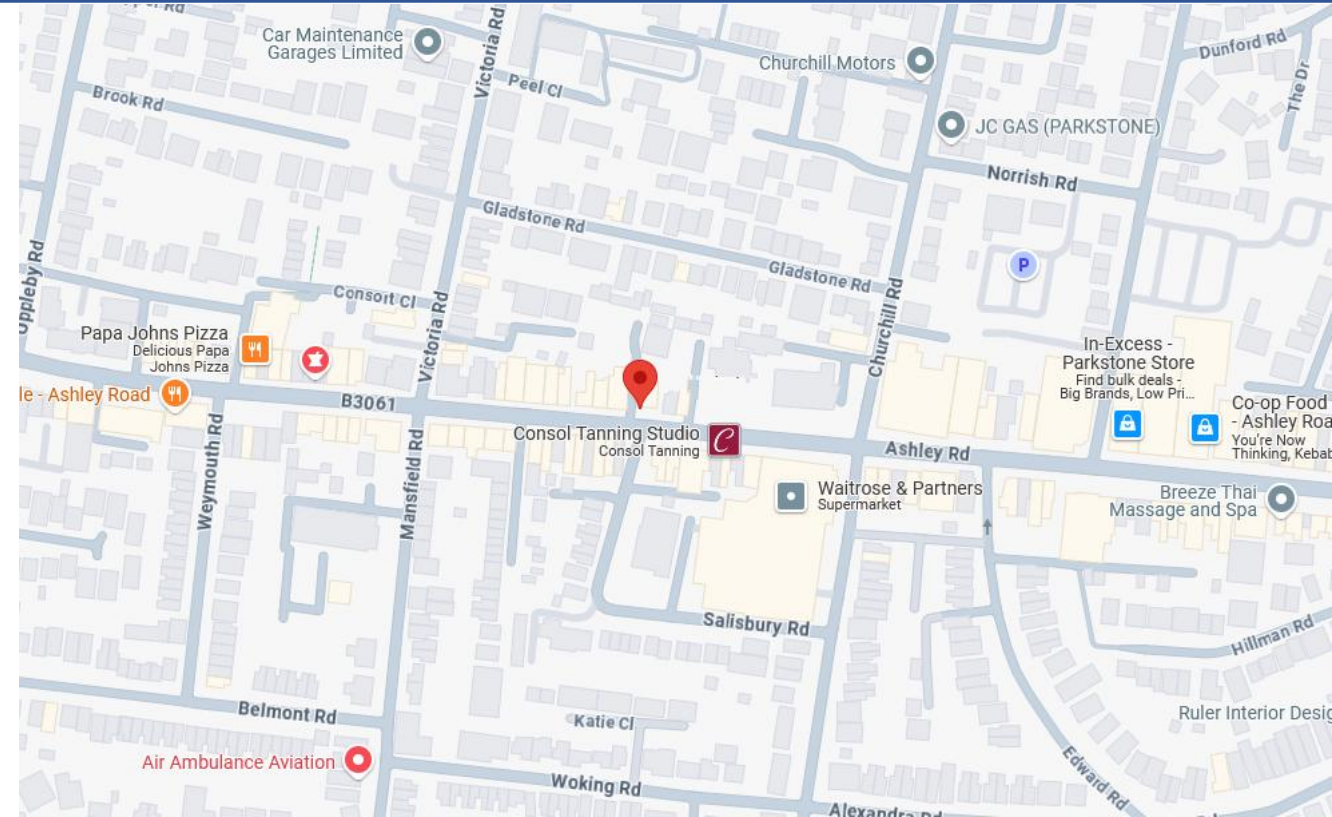
*Note – Small business rate relief available (subject to terms)

EPC:

The property benefits from a E Rating. Certificate and further details available on request.

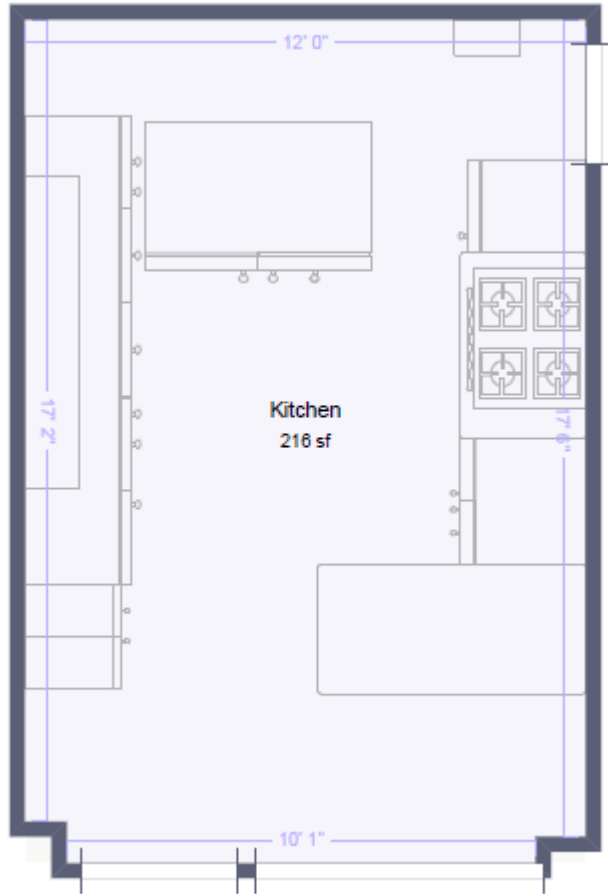
Location:

Poole is a coastal town in Dorset, southern England, known for its large natural harbour and sandy beaches. The A350 road is Poole town centre's main artery, running north along Holes Bay and on to the A35, and as a single carriageway to Bath and Bristol. The property is located on a retail parade with occupiers nearby including Waitrose, Domino's Pizza, KFC and more.

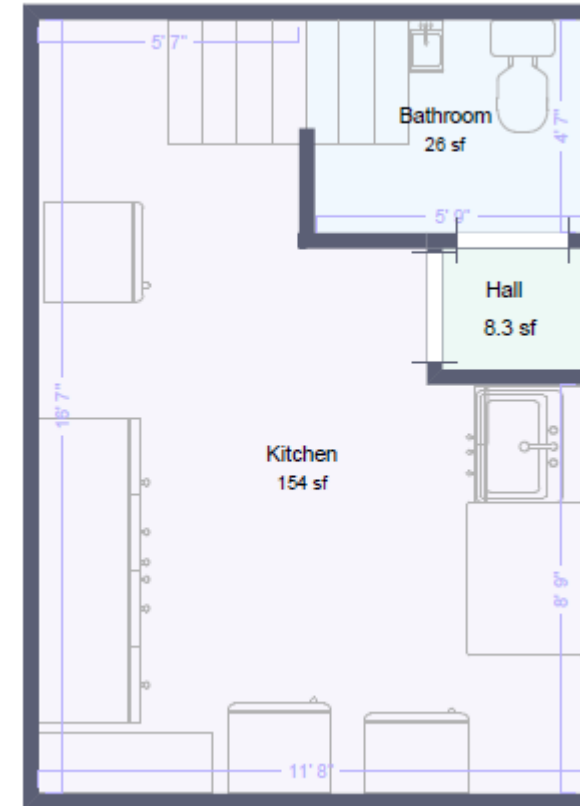


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Ground Floor



Basement

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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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