



 0  
Bedroom

 0  
Bathroom





An attractive and well presented single fronted shop within an established parade of shops fronting New Road West Parley. The unit also benefits from allocated off road parking to rear.

**Avalon Estates** - A well-presented and appointed shop unit which is offered with vacant possession. The unit comprises of a single fronted, split level shop, with additional Treatment room/office, storage area, Kitchenette and WC. This spacious unit is located within an established parade of shops fronting the busy A347 which links Bournemouth and Ferndown. The premise is also situated within proximity to a busy Tesco Express, a pharmacy and a selection of other busy retail establishments.

## **ACCODATION**

Main Area 17'4" x 12'9" (5.28m x 3.90m)

Storage Area 11' x 9'3" max (3.95m x 2.83m max)

Treatment Room/Office 14'7" x 5'10" (4.45m x 1.78m)

Kitchenette 5'7" x 7'5" (1.72m x 2.28m)

WC

1 x allocated off road parking space to the rear.

## **LEASE**

The premises are held on the residue of a full repairing and insuring lease granted for a term of 5 years. Rent payable is £6,540 per annum, £545 per month payable quarterly in advance.

## **RATES**

According to VOA website the assessment for this property is:

Shop and premises Rateable value is £4,950

However, for properties having a rateable value of £12,000 or less should qualify for 100% Small Business Rate Relief.

Applicants must check their eligibility with the relevant Local Authority.

For more information visit:

<http://www.gov.uk/introduction-to-business-rates>

## **LEGAL COSTS**

The purchaser will be responsible for all parties legal costs.

## **ENERGY PERFORMANCE CERTIFICATE**

EPC rating is G 152

Full EPC is available to view on the EPC Register or at our office.

=>msonormal">

**Energy Performance Asset Rating**

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

**152** This is how energy efficient the building is.

WWW.EPC4U.COM

