



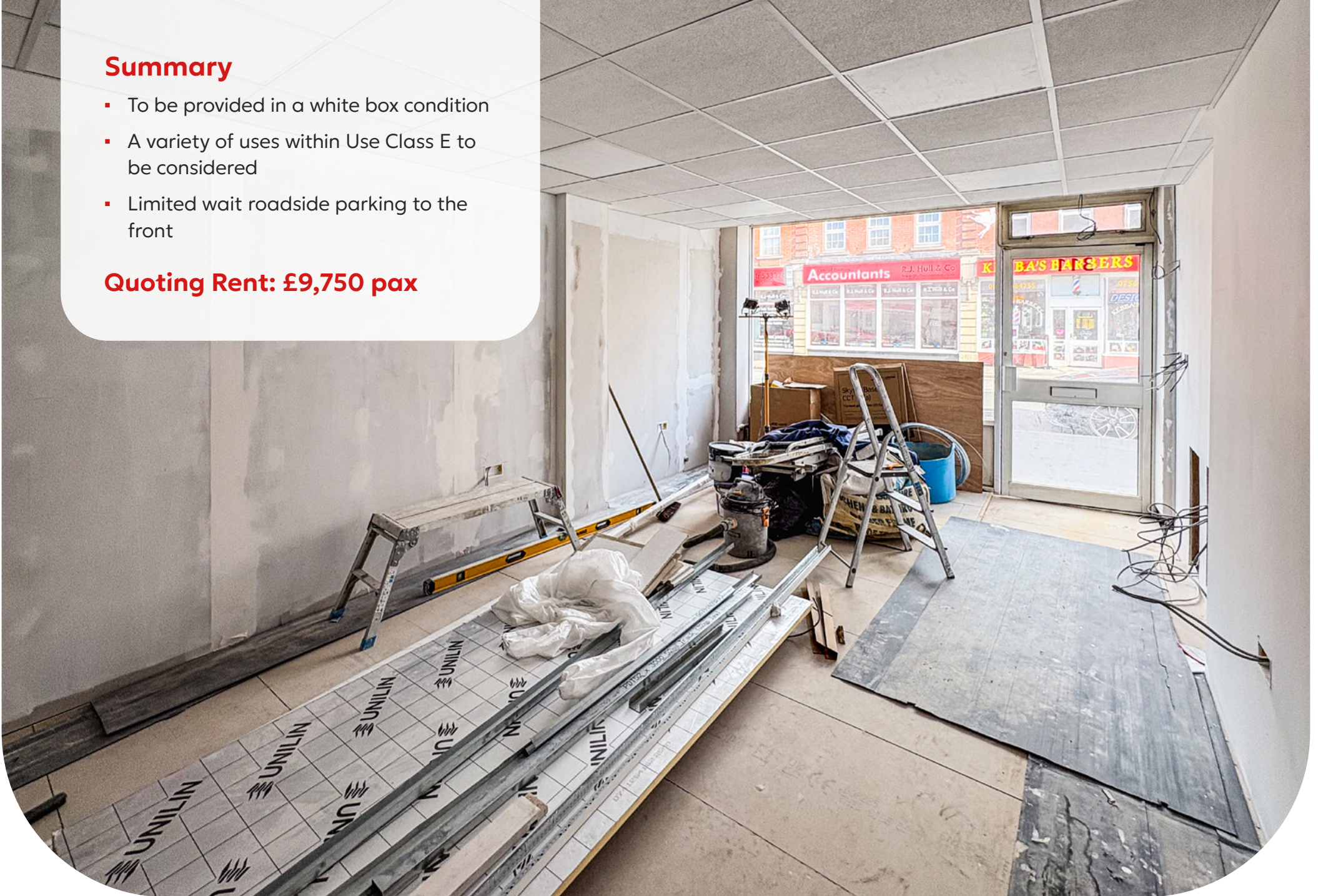
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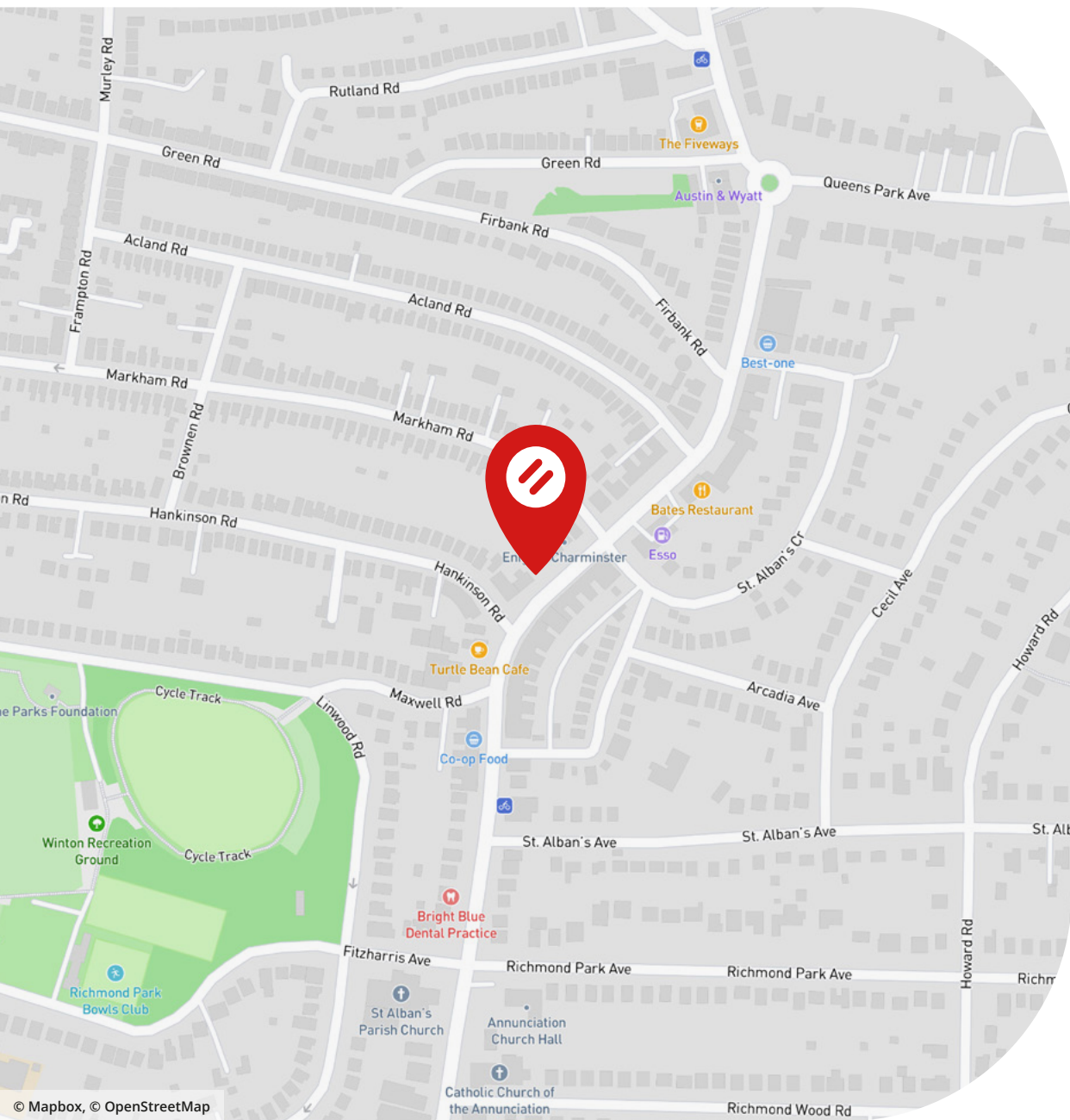
**TO LET**  
Newly Refurbished  
Lock Up Opportunity  
365 SQ FT // 33.64 SQ M

## Summary

- To be provided in a white box condition
- A variety of uses within Use Class E to be considered
- Limited wait roadside parking to the front

**Quoting Rent: £9,750 pax**





## Location

- The premises is located centrally within the principal shopping thoroughfare of Bournemouth's suburb of Charminster
- Approximately 3 miles north of Bournemouth town centre
- The area is characterised by its wide variety of principally independent retail outlets together with office type businesses and a range of restaurants, takeaways and bars
- Limited wait roadside parking available throughout Charminster Road

## Description

- Main sales area
- Rear WC with wash hand basin and kitchenette
- To be refurbished throughout to a white box condition with a new kitchenette and WC

## Accommodation

	sq m	sq ft
<b>Total net internal area approx.</b>	<b>33.64</b>	<b>365</b>

WC with wash hand basin	-	-
Basement	-	-



## Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£9,750 per annum**, exclusive of all other outgoings.

## Rateable Value

£7,800 (1st April 2026)

Rate payable at 54.6p in the pound (Year commencing 1st April 2024)

## EPC Rating

B - 41

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewings

Strictly by prior appointment through the agents **Goadsby**, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and 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 purchaser or tenant once terms have been agreed.

### FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



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