



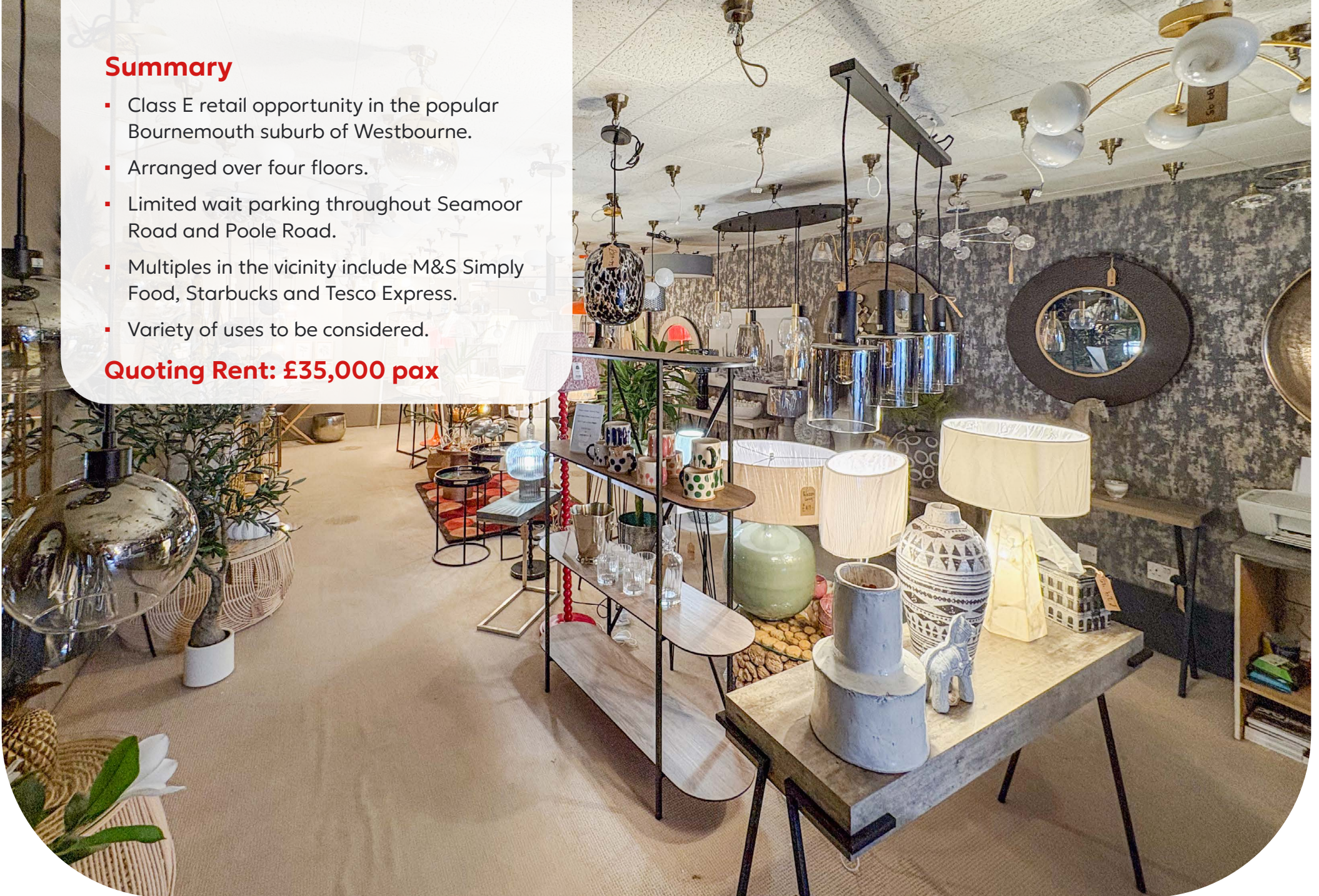
RETAIL

TO LET
Prime Retail
Opportunity In
Sought After
Location

Summary

- Class E retail opportunity in the popular Bournemouth suburb of Westbourne.
- Arranged over four floors.
- Limited wait parking throughout Seamoor Road and Poole Road.
- Multiples in the vicinity include M&S Simply Food, Starbucks and Tesco Express.
- Variety of uses to be considered.

Quoting Rent: £35,000 pax



Description

- A mid-terrace retail opportunity arranged over the ground floor, basement, first and second floors.
- The ground floor consists of a good sized sales area with internal access to the basement.
- The first floor is accessed via a further internal staircase from the sales area and is well presented throughout with further trading areas and storage.
- The second floor benefits from areas for storage or office purposes in addition to two cloakrooms.

Accommodation

	sq m	sq ft
Ground Floor	86.52	918
First Floor	81.48	877
Second Floor	60.51	651
2 x WC With Wash Hand Basin	-	-
Basement	19	204

Total net internal area approx. 247.51 2,663



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 **£35,000 per annum**, exclusive of all other outgoings.



Rateable Value

£23,000 (1st April 2026)

Rate payable at 38.2p in the pound (Year commencing 1st April 2026)

EPC Rating

TBC

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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Offices in Dorset and Hampshire.

goadsby.com