



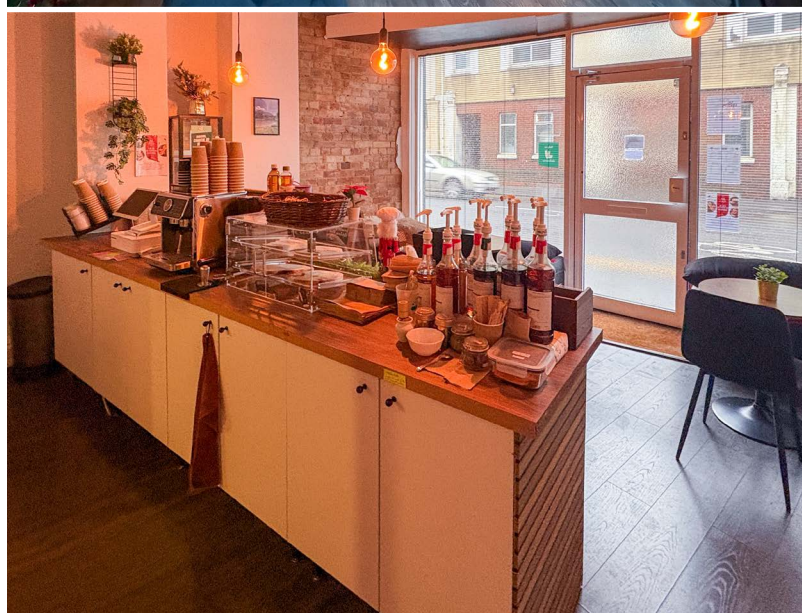
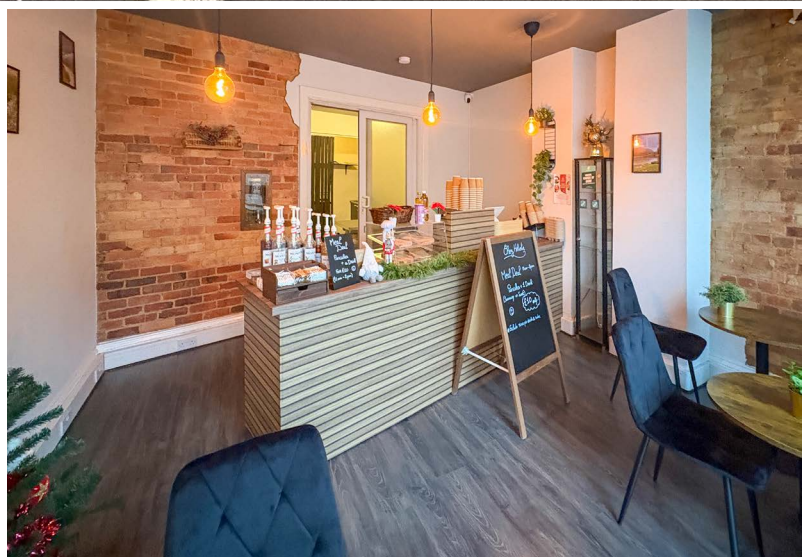
**TO LET**  
**RETAIL PREMISES**  
**394 SQ FT // 36.62 SQ M**

- APPROXIMATELY 75 METRES FROM BOSCOMBE'S PRIME PEDESTRIANISED SHOPPING DISTRICT
- STRONG SECONDARY TRADING POSITION
- SUITABLE FOR A VARIETY OF USES WITHIN USE CLASS E

**QUOTING RENT:**  
**£7,500** PER ANNUM EXCLUSIVE

**GRANT.CORMACK@GOADSBY.COM**  
07776 217453  
**JAKE.WALKER@GOADSBY.COM**  
07834 060918

RETAIL



goadsby

**14 ASHLEY ROAD**  
BOSCOMBE, BOURNEMOUTH, DORSET BH1 4LQ

## Location

- The premises are located on the north side of Boscombe's principal shopping thoroughfare
- Approximately 75 metres away from the prime pedestrianised shopping precinct, where nearby occupiers include Boots, Primark, Costa Coffee and McDonalds

## Description

- This lock up retail premises comprises of a main sales area with a staff kitchenette and WC located towards the rear
- A variety of uses to be considered within Use Class E

## Accommodation

sq m sq ft

**Total net internal area approx. 36.62 394**

## Terms

The premises are available to let by way of a new lease, term and rent review pattern by negotiation, at a commencing rent of **£7,500 per annum**, exclusive.

## Rateable Value

**£5,800 (from 01.04.26)**

100% business rates relief available - (subject to conditions)

## EPC Rating

D - 81

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

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.

## 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.

## Viewing

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



**Edd Watts**

[edd.watts@goadsby.com](mailto:edd.watts@goadsby.com)

07968 299408

**Jake Walker**

[jake.walker@goadsby.com](mailto:jake.walker@goadsby.com)

07834 060918

## 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.

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