

TO LET

GRADE II LISTED RETAIL PREMISES LOCATED IN A POPULAR RURAL VILLAGE

ARRANGED OVER THE GROUND FLOOR AND BASEMENT

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



RETAIL

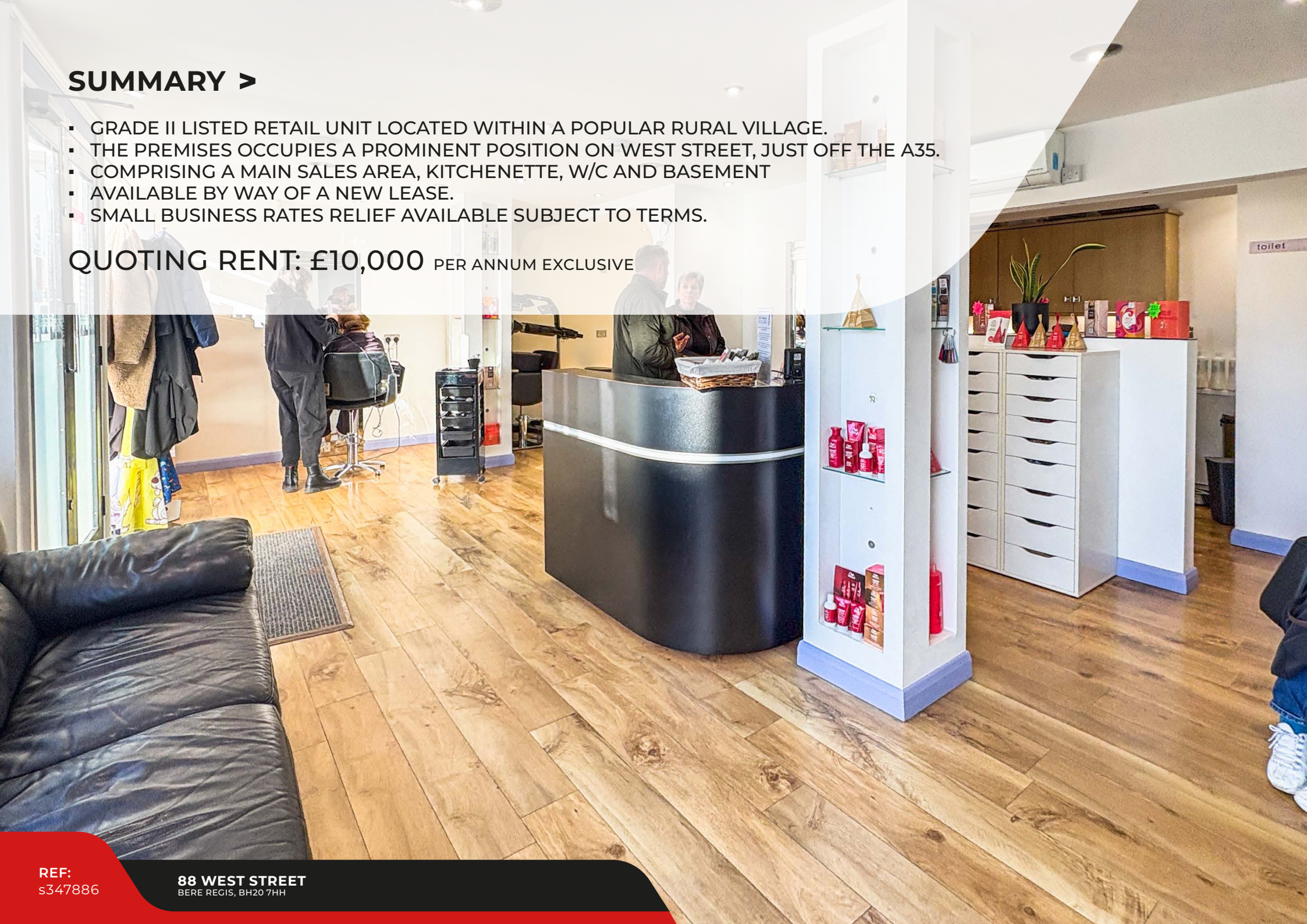
goadsby

88 WEST STREET
BERE REGIS, BH20 7HH

SUMMARY >

- GRADE II LISTED RETAIL UNIT LOCATED WITHIN A POPULAR RURAL VILLAGE.
- THE PREMISES OCCUPIES A PROMINENT POSITION ON WEST STREET, JUST OFF THE A35.
- COMPRISING A MAIN SALES AREA, KITCHENETTE, W/C AND BASEMENT
- AVAILABLE BY WAY OF A NEW LEASE.
- SMALL BUSINESS RATES RELIEF AVAILABLE SUBJECT TO TERMS.

QUOTING RENT: £10,000 PER ANNUM EXCLUSIVE



Location

- The rural village of Bere Regis is situated part way between Dorchester and Poole/Wimborne.
- Offering local amenities including a school, general store, post office, public house, and a church.
- Bere Regis is within easy driving distance of the beautiful Wareham forest and the Isle of Purbeck.
- Townsend Business park is located approximately 0.4 miles away

Description

- Double fronted retail premises located on West Street.
- Grade II listed
- Comprising of a main sales area with a W/C, kitchenette and ancillary store located to the rear. There is also internal access to a basement.

Accommodation

	sq m	sq ft
Sales area	43.9	472
Ancillary	12.39	153
Basement	30.21	325
WC	-	-
Kitchenette	-	-

Total internal area approx.	86.5	930
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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 **£10,000 per annum**, exclusive of all other outgoings.

Rateable Value

£9,500 (from 1.4.23) // £10,000 (From 1.4.26)

Rate payable at 38.2p in the £ (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.

Viewing

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



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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.



REF:
s347886

88 WEST STREET
BERE REGIS, BH20 7HH



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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