



TO LET

Retail Premises With 3 Bedroom Maisonette

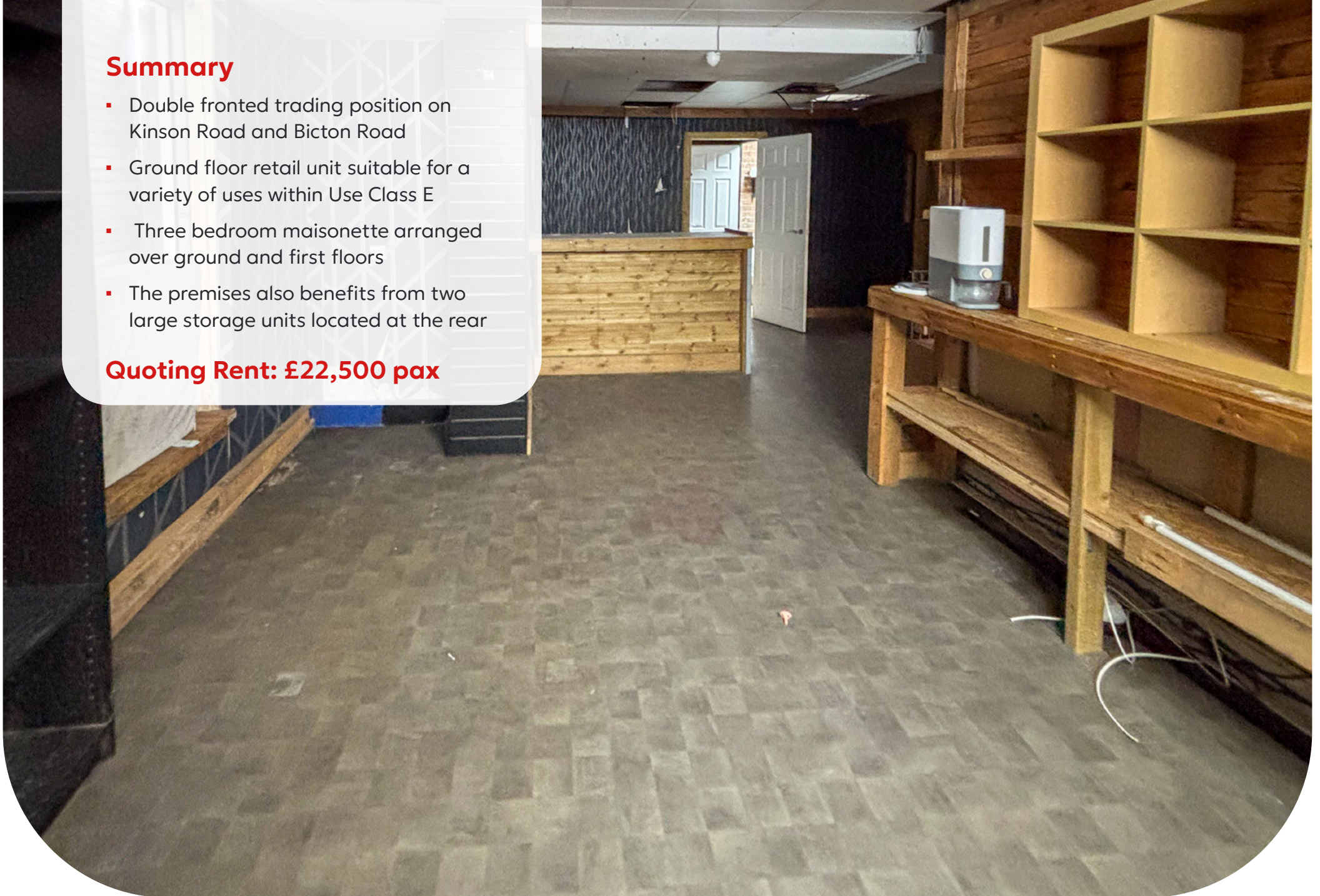
100% Small Business Rates
Relief Available (Subject To Terms)

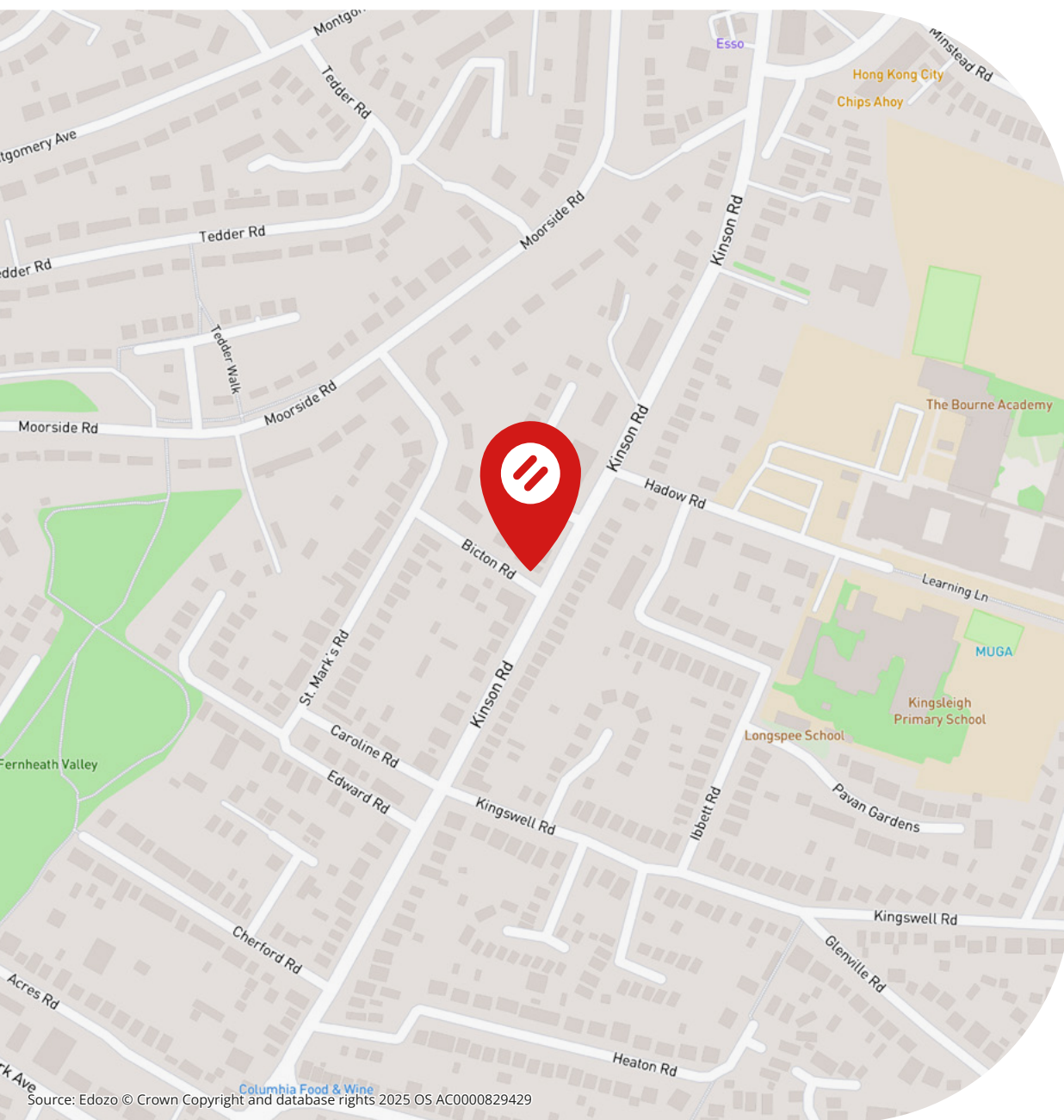
690 SQ FT // 59.16 SQ M

Summary

- Double fronted trading position on Kinson Road and Bicton Road
- Ground floor retail unit suitable for a variety of uses within Use Class E
- Three bedroom maisonette arranged over ground and first floors
- The premises also benefits from two large storage units located at the rear

Quoting Rent: £22,500 pax





Location

- Kinson Road forms a primary thoroughfare between the local shopping area of Kinson and Wallisdown Road, which forms one of the main arterial routes into Bournemouth town centre, which is located approximately 4.4 miles away
- The property benefits from return frontage to both Kinson Road and Bicton Road

Description

- The retail premises is arranged over ground floor only and comprises of a good sized ground floor sales area with access to a WC with wash hand basin located at the rear
- Accessed via Kinson Road is a self-contained three bedroom maisonette arranged over ground and first floors consisting of three bedrooms, a living room, kitchen and bathroom
- Located externally to the rear of the property is a large garage and barn suitable for ancillary storage

Accommodation

	sq m	sq ft
Ground Floor Sales Area	30.21	325
Garage	12.26	185
Barn	16.69	180
WC with wash hand basin	-	-

Total net internal area approx.

59.16 690

Maisonette

Living Room	4.49m x 4.89m max
Kitchen	4.26m x 3.43m max
Bedroom 1	4.38m x 3.3m max
Bedroom 2	4.16m x 3.8m max
Bathroom	3.8m x 3.4m max



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 **£22,500 per annum**, exclusive of all other outgoings.

Rateable Value

£5,300 (1st April 2026)

Rate payable at 38.2p in the £ (year commencing 1st April 2026)

Council Tax

Band - B

EPC Rating

Commercial EPC	TBC
Residential EPC	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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