



RETAIL

**TO LET**

Lock Up Retail  
Premises In Sought  
After Location

1,084 SQ FT // 181 SQ M

## Summary

- Attractive lock up retail premises fronting extremely busy thoroughfare
- Strong trading position in affluent and sought after suburb of Poole
- The property would suit a variety of uses within Use Class E
- In the vicinity of Coop Convenience store, patisserie mark bennett & Coffee #1
- 2 rear car parking spaces

**Quoting Rent: £22,000 pax**





## Location

- Prominently located fronting Bournemouth Road, close to its junction with Commercial Road connecting the premises to Ashley Cross
- Lower Parkstone is a popular area for retailers, being accessible to the selected surrounding residential areas which include Branksome Park, Canford Cliffs and Sandbanks
- The subject premises are located in the vicinity of popular retailers such as **Coffee #1**, **Patisserie Mark Bennett** and **Co-Op Convenience Store**

## Nearby Occupiers



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## Description

- An attractive lock up retail premises comprising a main sales area with ancillary space and a kitchen located to the rear
- A DDA compliant WC with wash hand basin is also located within the premises
- 2 rear car parking spaces

## Accommodation

	sq m	sq ft
Sales Area	91.05	979
Kitchenette	9.76	105

**Total net internal area approx. 100.81 1,084**



## 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 **£22,000 per annum**, exclusive of all other outgoings.

## Rateable Value

£15,250 (1st April 2026)

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

## EPC Rating

D - 91

## 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.



ref: s336222

## Viewings

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



**Grant Cormack** 07776 217453  
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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.

8 Bournemouth Road, Lower Parkstone, Poole, Dorset, BH14 OES



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