goadsby

21 West Street
Wareham, Dorset, BH20 4JS

RETAIL



TO LET

Hot Food Takeaway Or Restaurant Opportunity In Popular Market Town

954 SQ FT // 88.63 SQ M

ref: s429465

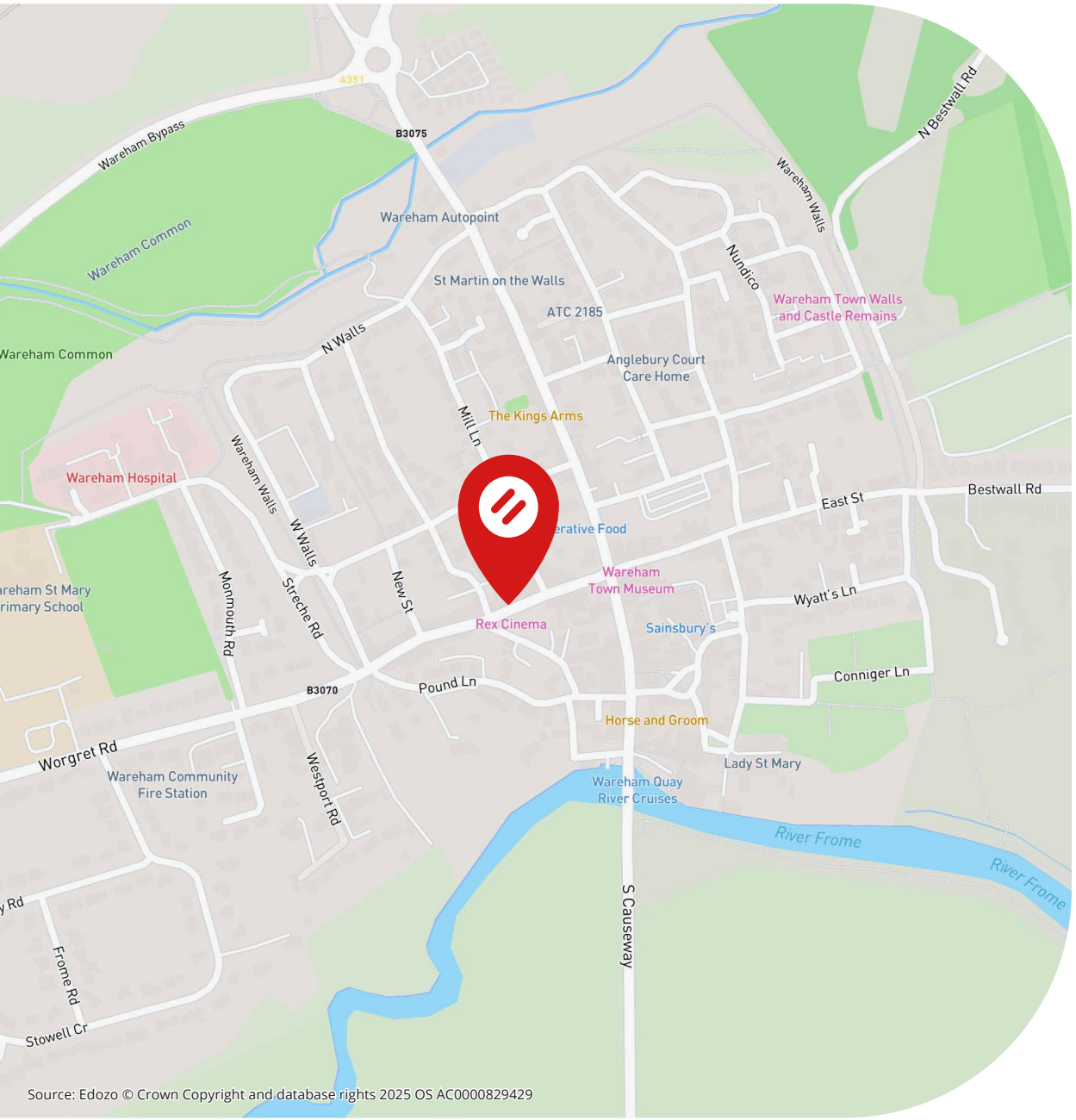
retail.bmth@goadsby.com 01202 550066 goadsby.com

Summary

- Hot food takeaway or restaurant opportunity
- Arranged over the ground floor only
- Located in the sought-after market town of Wareham
- Benefiting from a fitted extraction system
- A variety of uses considered (S.T.P.P)
- Available by way of a new lease

Quoting Rent: £20,000 pax





Source: Edozo © Crown Copyright and database rights 2025 OS AC0000829429

Location

- The property occupies a strong trading position in Wareham town centre
- Wareham benefits from a picturesque quay and offers a wide range of amenities
- Occupiers in the vicinity include **Nationwide Building Society, Sainsburys** and **Savers**
- There are also a variety of occupiers trading within the area including independent shops, public houses, restaurants, financial service providers and office type users

Nearby Occupiers

Nationwide Sainsbury's saver

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

Description

- In its current layout, the property benefits from a waiting area to the front with a serving counter and preparation area located to the rear
- To the rear of the premises is a staff W/C and office/store
- Suitable for hot food takeaway or restaurant occupiers, although further uses will be considered within Class E
- Use as a fish and chip shop is not permitted
- The equipment and fixtures/fittings shown in the photos are not included



Accommodation

	sq m	sq ft
Sales / Preparation Area	82.08	883
Office / Store	6.55	71
WC with wash hand basin	-	-
Total net internal area approx.	**88.63**	**954**





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 **£20,000 per annum**, exclusive of all other outgoings.

ref: s429465

21 West Street, Wareham, Dorset, BH20 4JS

Rateable Value

£15,500 (1st April 2026) Rate payable at 38.2p in the pound (Year commencing 1st April 2026) Small business rates relief will apply from April 2027, subject to a qualifying business.

EPC Rating

B - 49

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.

goadsby
goadsby.com
01202 550066

Edd Watts 07968 299408
edd.watts@goadsby.com

Jake Walker 07834 060918
jake.walker@goadsby.com

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.

goadsby

Commercial Property.
Expertly Delivered.

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Land/Development
- Survey & Valuation

BUSINESS SPACE
tel. 01202 550055

RETAIL
tel. 01202 550066

PROPERTY MANAGEMENT
tel. 01202 550011

HOTELS & LEISURE
tel. 01202 550077

SURVEY & VALUATION
tel. 01202 550088

BUILDING CONSULTANCY
tel. 01202 550022

PLANNING
tel. 01202 550033

BUSINESS TRANSFER
tel. 01202 550099

HAMPSHIRE
tel. 01962 869667

Offices in Dorset and Hampshire.

goadsby.com

