goadsby

681 Wimborne Road
Moordown, Bournemouth, Dorset, BH9 2AT



RETAIL

TO LET

Lock-Up Retail Premises Fronting Busy Thoroughfare

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

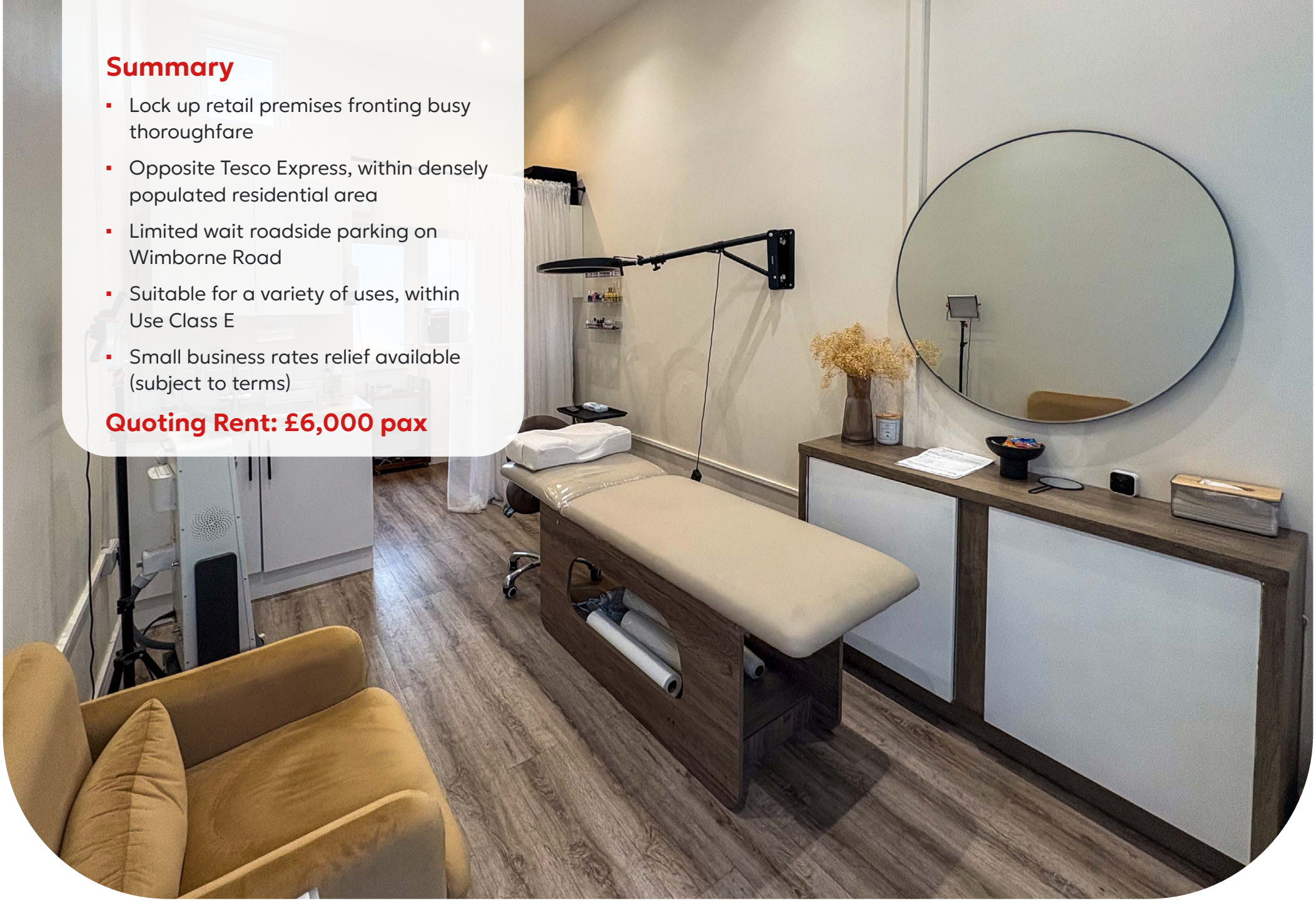
ref: s435510

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

Summary

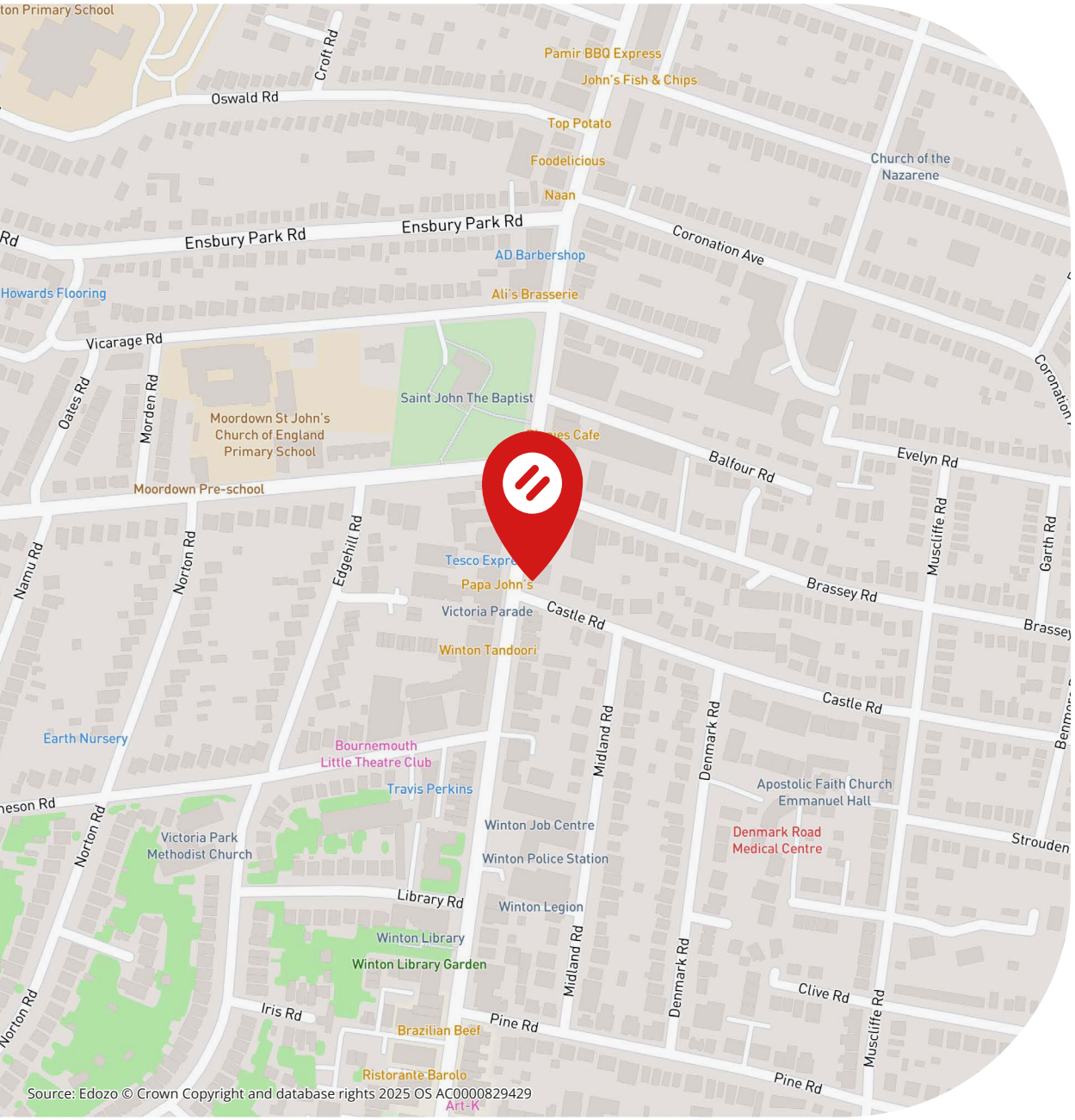
- Lock up retail premises fronting busy thoroughfare
- Opposite Tesco Express, within densely populated residential area
- Limited wait roadside parking on Wimborne Road
- Suitable for a variety of uses, within Use Class E
- Small business rates relief available (subject to terms)

Quoting Rent: £6,000 pax



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Location

- The premises occupy a strong trading position fronting Wimborne Road, within the densely populated Bournemouth suburb of Moordown approximately 4 miles north of the town centre
- Wimborne Road is characterised by a variety of independent retailers and service providers, together with numerous multiple retailers in the vicinity
- Limited wait roadside parking is available opposite the premises
- Tesco Express is located opposite the subject property

Nearby Occupiers

TESCO

PIZZA PAPA JOHN'S

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

ref: s435510

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Description

- The premises benefits from a main trading area with a WC and wash hand basin located to the rear
- Suitable for a variety of uses, within Use Class E
- Previously trading as a beautician, the premises are well presented throughout

Accommodation

	sq m	sq ft
Total net internal area approx.	**13.74**	**178**
Single WC	**-**	**-**

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 **£6,000 per annum**, exclusive of all other outgoings.



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Rateable Value

£3,250 (1st April 2026)
Rate payable at 38.2p in the £ (Year commencing 1st April 2026)

EPC Rating

E - 119

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.

IN ACCORDANCE WITH THE 1979 ESTATE AGENTS ACT AN INTEREST IN THE PROPERTY IS DECLARED: THE LANDLORD IS A DIRECTOR OF GOADSBY COMMERCIAL.

ref: s435510

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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Offices in Dorset and Hampshire.

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