goadsby

1432 & 1432A Wimborne Road

Kinson, Bournemouth, BH10 7AS



RETAIL

FOR SALE

Freehold Class E Opportunity

Suitable For Owner Occupiers And Investors

Small Business Rates Relief Available (Subject To Terms)

1,409 SQ FT // 130.99 SQ M

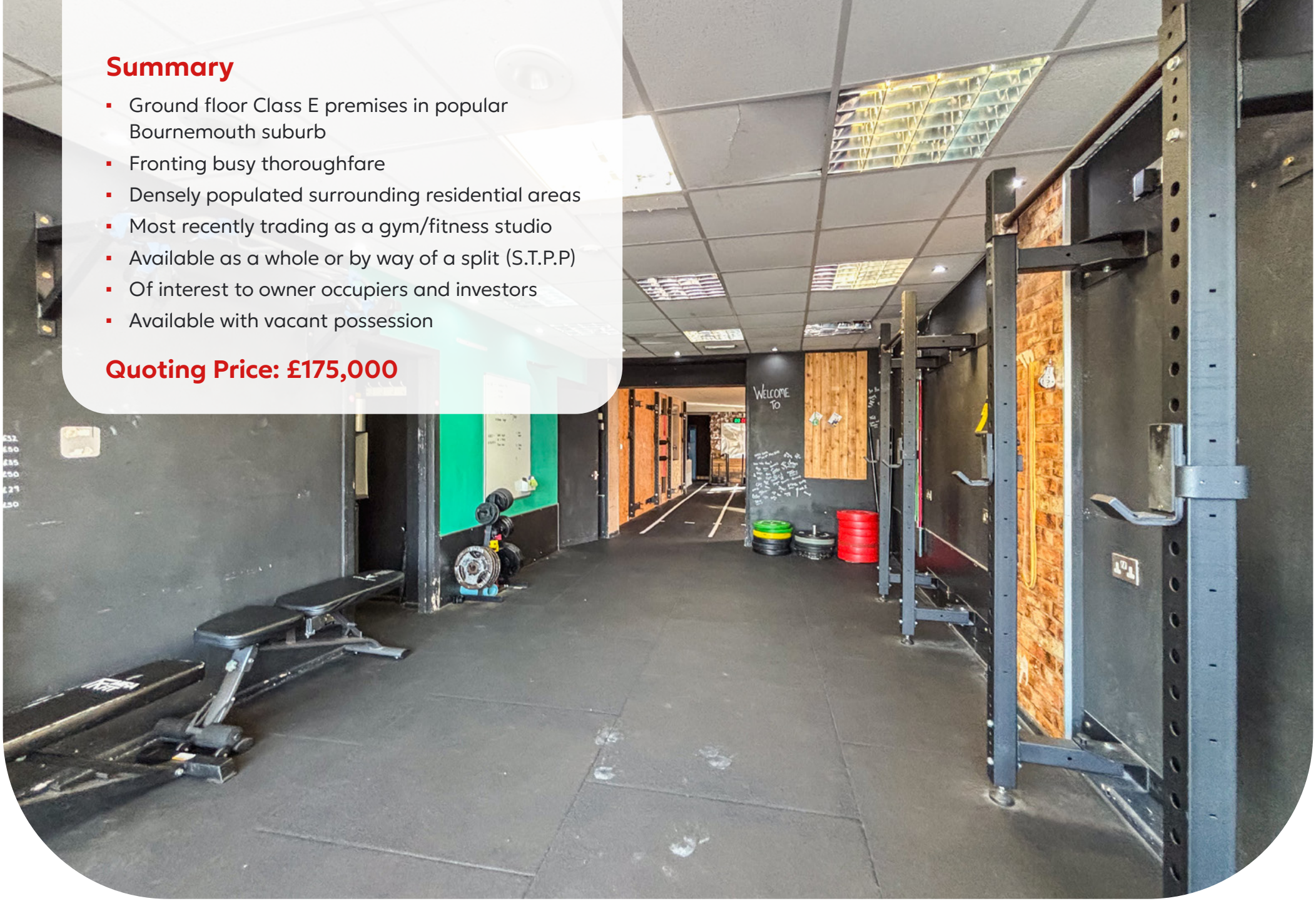
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retail.bmth@goadsby.com 01202 550066 goadsby.com

Summary

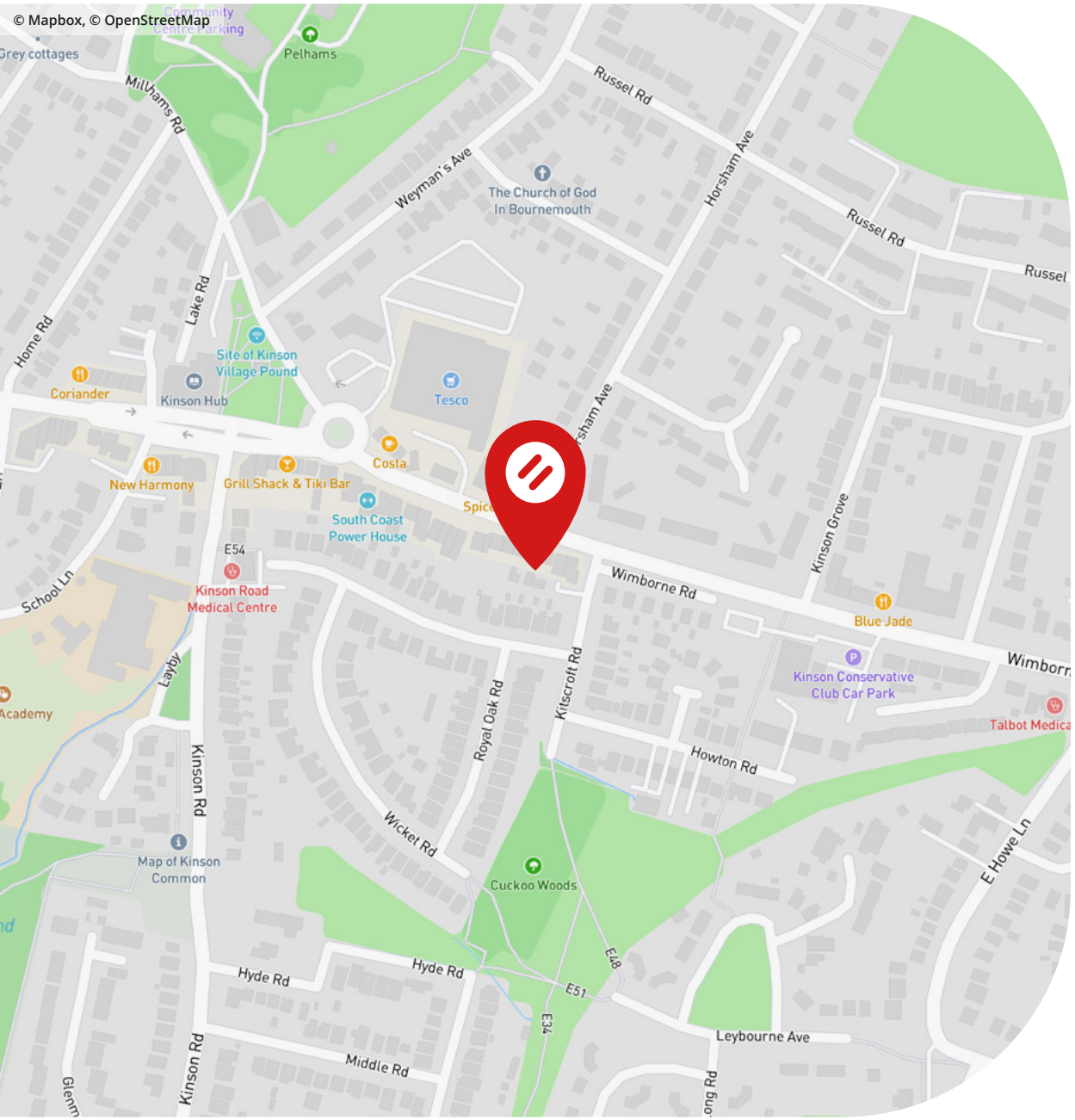
- Ground floor Class E premises in popular Bournemouth suburb
- Fronting busy thoroughfare
- Densely populated surrounding residential areas
- Most recently trading as a gym/fitness studio
- Available as a whole or by way of a split (S.T.P.P)
- Of interest to owner occupiers and investors
- Available with vacant possession

Quoting Price: £175,000



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Location

- The property is situated in an established parade within the densely populated suburb of Kinson, located approximately 4.7 miles away from Bournemouth town centre
- Wimborne Road is characterised by a variety of principally independent retailers and sales providers, together with numerous multiple retailers in the vicinity
- Limited wait roadside parking is available on Wimborne Road

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

Description

- The premises is arranged over ground floor only and is currently arranged as a gym/fitness facility, with a separate workout room adjacent
- Located at the rear of the premises is a changing room, along with staff facilities including a kitchenette and WC with wash hand basin
- There are also two ancillary storage rooms
- The premises also benefits from a large courtyard located to the rear



Accommodation

	sq m	sq ft
Sales	59.71	642
Ancillary	61	656
Changing Room	10.28	111
WC with wash hand basin	-	-
Kitchenette	-	-
Total net internal area approx.	**130.99**	**1,409**





Price

£175,000 exclusive of VAT.

Tenure

Freehold. There is one flat above which has been sold off by way of a long leasehold interest. The ground rent is £100 per annum. Further information is available via the agent.

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Rateable Value

£14,500 (1st April 2026) Small business rates relief available (subject to terms) from April 2027. Rate payable at 38.2p in the pound (Year commencing 1st April 2026)

EPC Rating

To be assessed.

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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