



FOR SALE

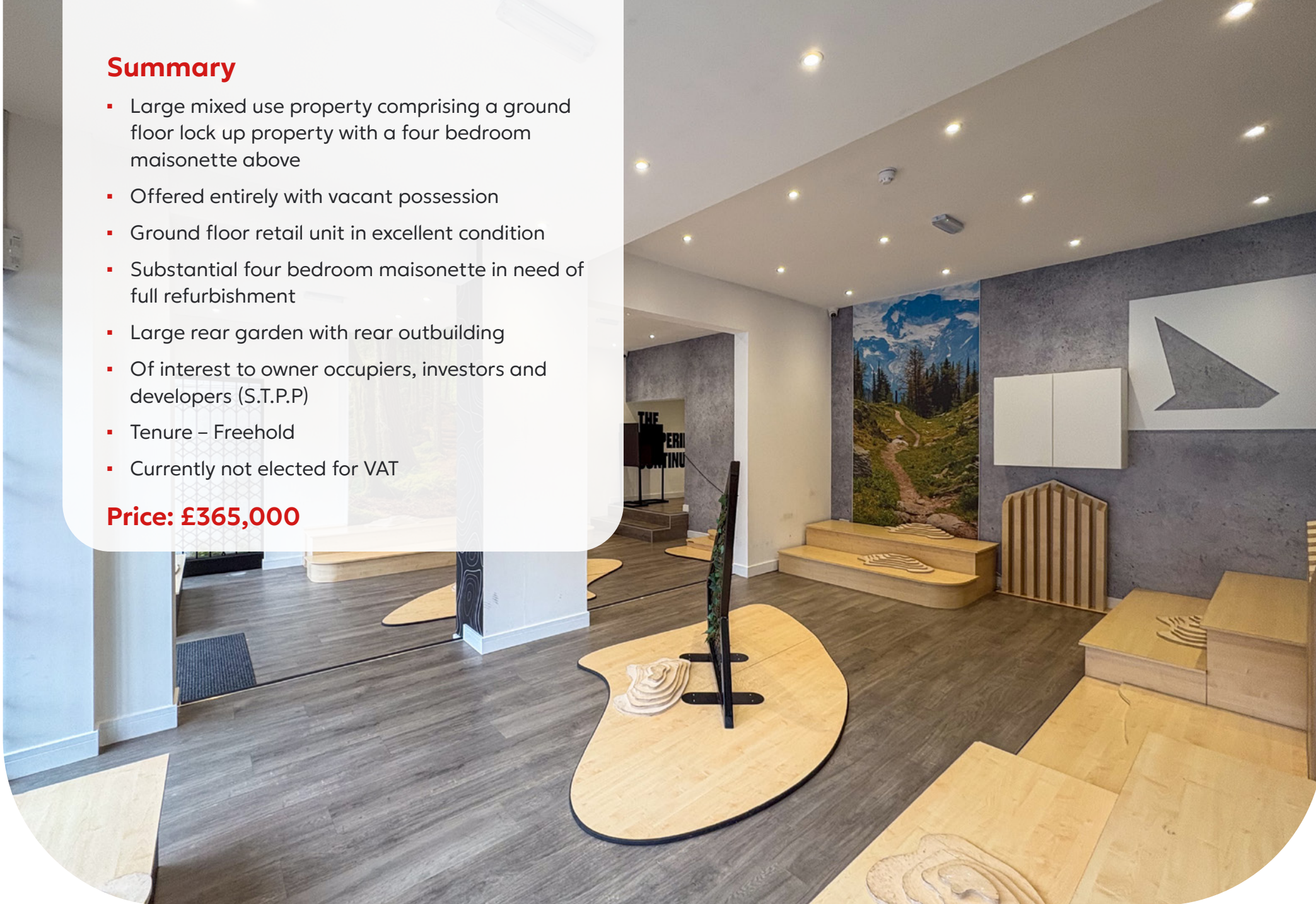
Lock Up Retail
Property With
Four Bedroom
Maisonette Above

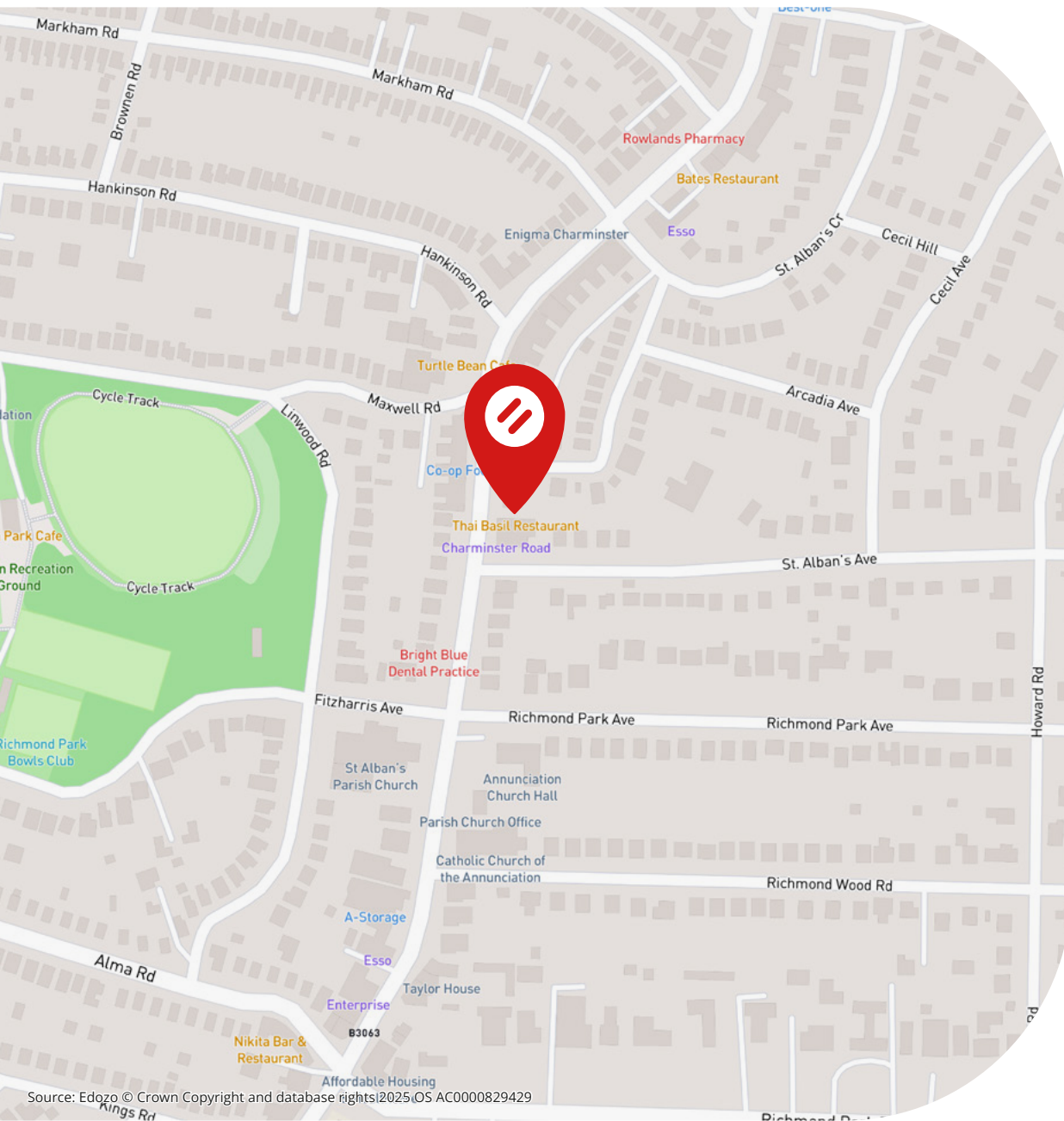
842 SQ FT // 78.22 SQ M

Summary

- Large mixed use property comprising a ground floor lock up property with a four bedroom maisonette above
- Offered entirely with vacant possession
- Ground floor retail unit in excellent condition
- Substantial four bedroom maisonette in need of full refurbishment
- Large rear garden with rear outbuilding
- Of interest to owner occupiers, investors and developers (S.T.P.P)
- Tenure – Freehold
- Currently not elected for VAT

Price: £365,000





Location

- The premises are located fronting Charminster Road, which is a densely populated residential suburb of Bournemouth, approximately 2 miles north west of the town centre.
- The area is characterised by its mix of local independent retailers and professional service providers, together with multiple retailers including Co-op convenience store (adjacent), Coral, Subway and Tesco Express.
- Nearby occupiers include: **Co-op, Esso, Subway** and **Tesco Express**.

Nearby Occupiers



>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

Description

- Substantial mixed use property
- Ground floor lock up retail premises in excellent condition with main sales area, storage and staff WC facilities
- Open plan retail premises in excellent condition
- Self-contained four bedroom maisonette located above.
- Large rear garden with outbuilding/shed
- The four bedroom maisonette is self-contained and in need of full refurbishment
- The entire property is offered with full vacant possession

Accommodation

	sq m	sq ft
Ground Floor Retail Unit	78.22	842

Total net internal area approx. 78.22 842

Maisonette

Ground Floor

Lobby 2.75m x 2.37m

First Floor

Lounge 5.15m x 4.50m

Bedroom 4.51m x 4.27m

Bedroom 2 3.67m x 3.52m

Kitchen 2.83m x 2.58m (units unfitted but boxed in premises)

Bathroom (not fitted) 2.72m x 2.64m

Single WC (not fitted) -

Store Room 2m x 2.79m

Second Floor

Bedroom 3 5.13m x 2.87m

Bedroom 4 3.54m x 5.13m



Price

£365,000

Tenure

Freehold with vacant possession.

Rateable Value

£13,500 (1st April 2026)

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

EPC Rating

Retail Unit: C - 53

Maisonette: E - 50

Council Tax Band

Band - B

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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Offices in Dorset and Hampshire.

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