



FOR SALE

Retail Investment

Located On A Popular &
Busy Main Thoroughfare
Approximatley 100m
From Waitrose

Summary

- Retail investment located in the popular and busy Poole suburb of Parkstone
- Located in a strong trading position on Ashley Road which is an extremely busy main thoroughfare
- The property is located approximately 100m from a Waitrose supermarket with other nearby occupiers including Boots, Iceland, Greggs and Papa Johns
- Ground floor shop let to an independent operator by way of a 5 year lease from June 2026
- The current rent passing is £7,500 per annum exclusive
- The property will be sold by way of a new 999 year long leasehold interest at a peppercorn ground rent
- Attractive lot size
- Currently not elected for VAT

Proposal

Total current rental income £7,500 per annum exclusive
Quoting price £70,000

A purchase at this level reflects a net initial yield of 10.52%, allowing the deduction of typical purchaser's costs of 1.80%.





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Location

- The premises occupies an established trading position within Parkstone's principal shopping thoroughfare of Ashley Road, where numerous multiple retailers can be found, together with a variety of independent outlets
- The property is situated approximately 100m from Waitrose supermarket with other occupiers in the vicinity being Boots, Iceland, Greggs and Papa John's
- Between the hours of 8.00am to 6.00pm Monday to Saturday, 30 mins parking is available throughout Ashley Road

Nearby Occupiers

Waitrose



Iceland



Description

- Ground floor lock-up retail premises
- Main sales area with a single WC with wash hand basin
- Well presented throughout
- Frontage to the busy thoroughfare of Ashley Road

Accommodation

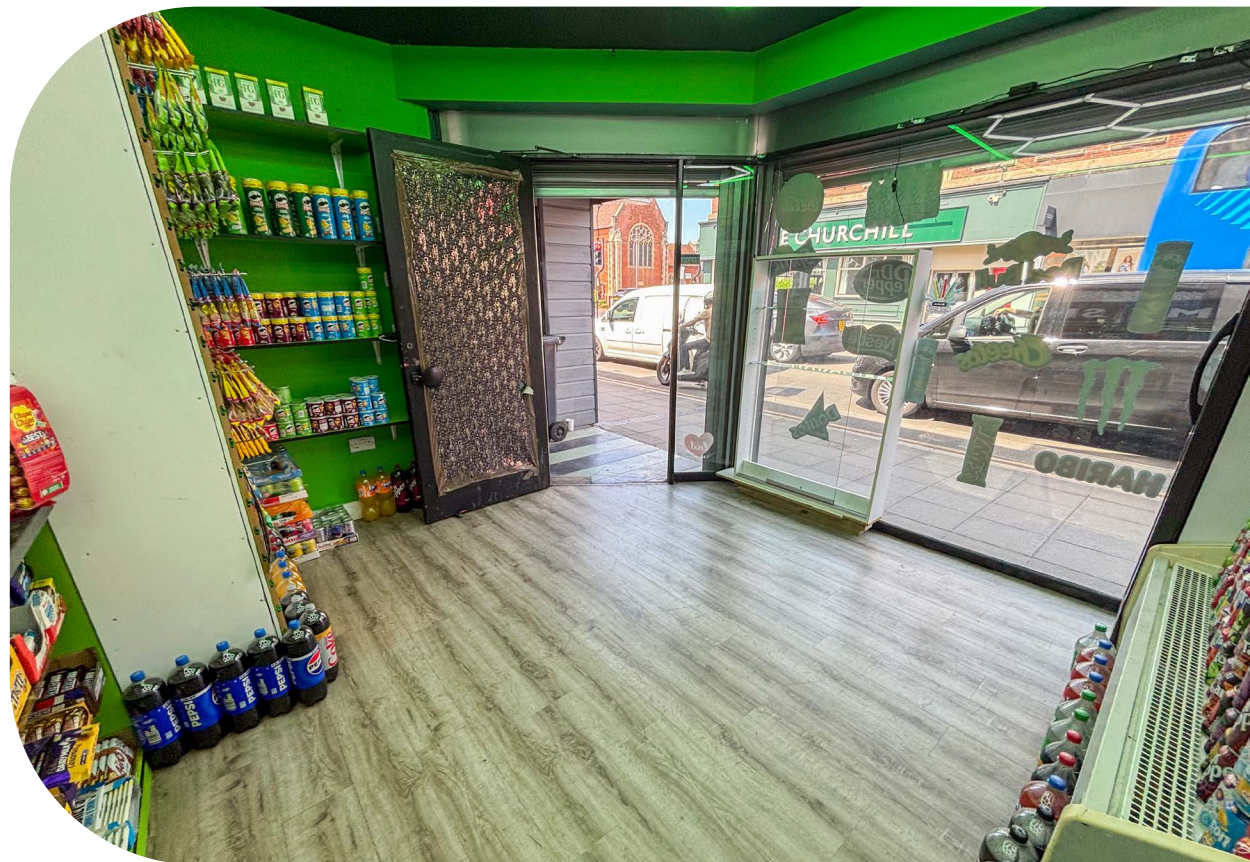
The accommodation with approximate areas are arranged as follows:-

Net internal area 406 sq ft // 37.71 sq m

Single WC with wash hand basin

Tenancy

Tenant	Private individual
Term	5 years from 14 June 2026, up to and including 13 June 2031
Rental Income	£7,500 per annum exclusive
Type of Lease	Law Society Business Lease
Rent Deposit	6 months (£3,750)
Tenure	The property will be sold by way of a 999 year long leasehold interest at a peppercorn ground rent



Price

£70,000

A purchase at this level reflects a net initial yield of 10.52%, allowing the deduction of typical purchaser's costs of 1.80%.

EPC Rating

- D - 38

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

We have been advised by the vendor that the premises is currently not elected for VAT.

Important

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.

Viewings

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



Grant Cormack 07776 217453
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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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