



RETAIL

TO LET

Lock Up Retail/
Office Premises
Fronting Busy Main
Thoroughfare

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

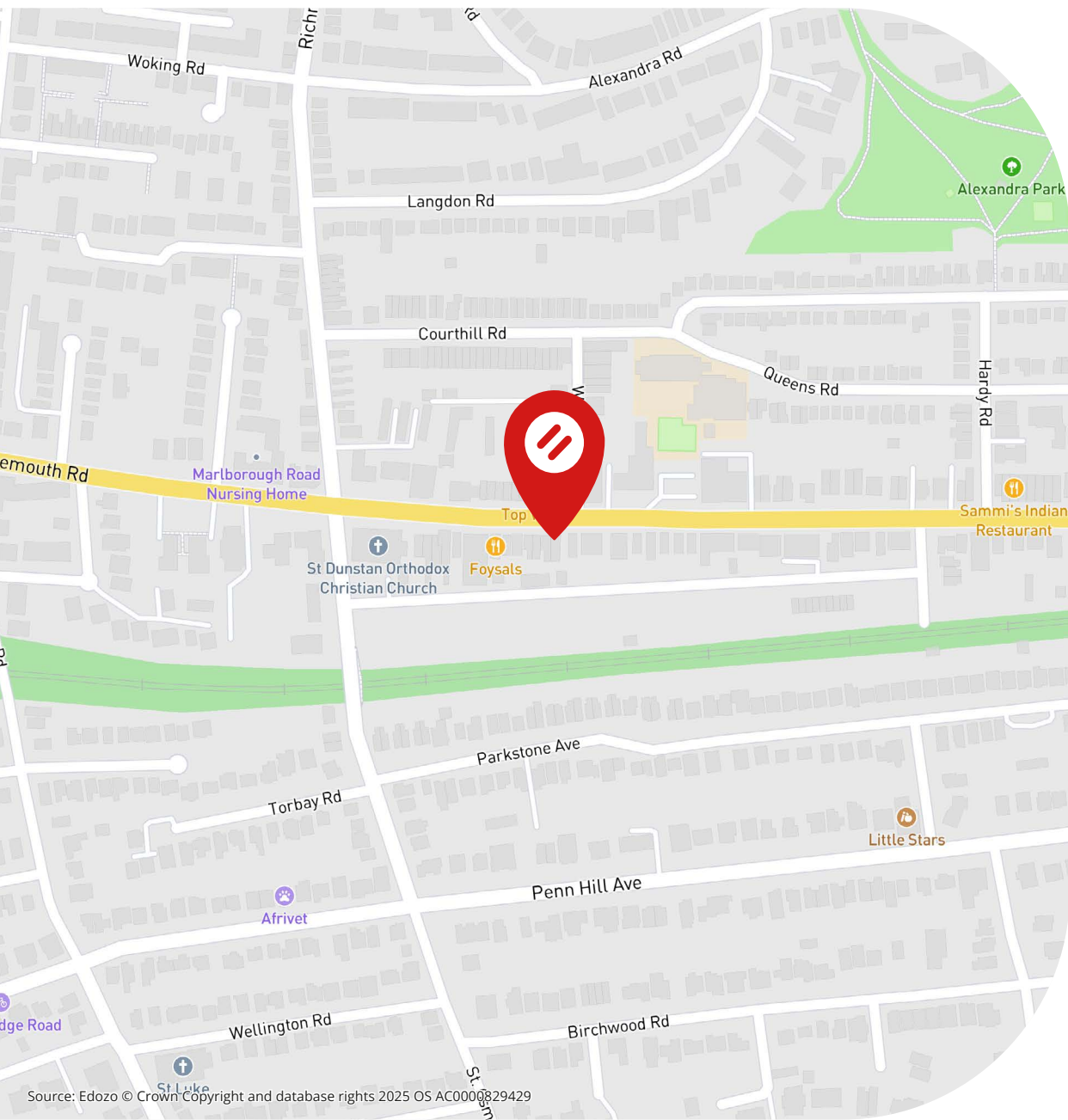
377 SQ FT // 35.08 SQ M

Summary

- Fronting extremely busy thoroughfare
- A strong trading position in an affluent and sought-after suburb of Poole
- The property would suit a variety of uses within Use Class E
- Rear car parking for 2-3 vehicles

Quoting Rent: £9,000 pax



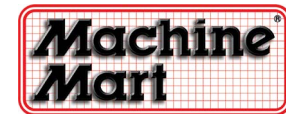


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Location

- The property occupies a position fronting bournemouth road
- Bournemouth road is one of the main thoroughfares from Bournemouth to Poole Town Centre
- Located in the vicinity of **Tesco Express**, **Morrisons Daily**, **Machine Mart** and **Majestic Wine**

Nearby Occupiers

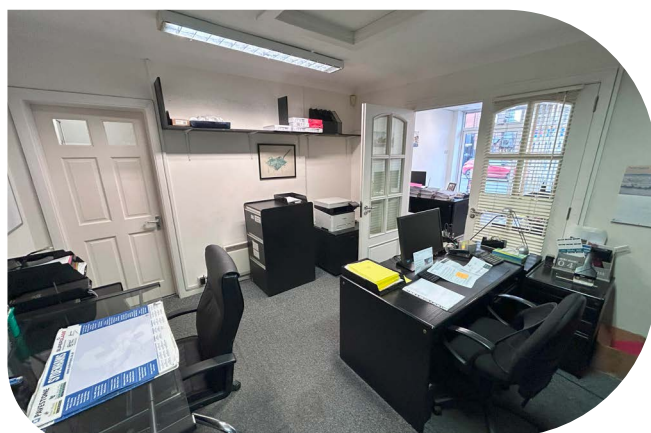
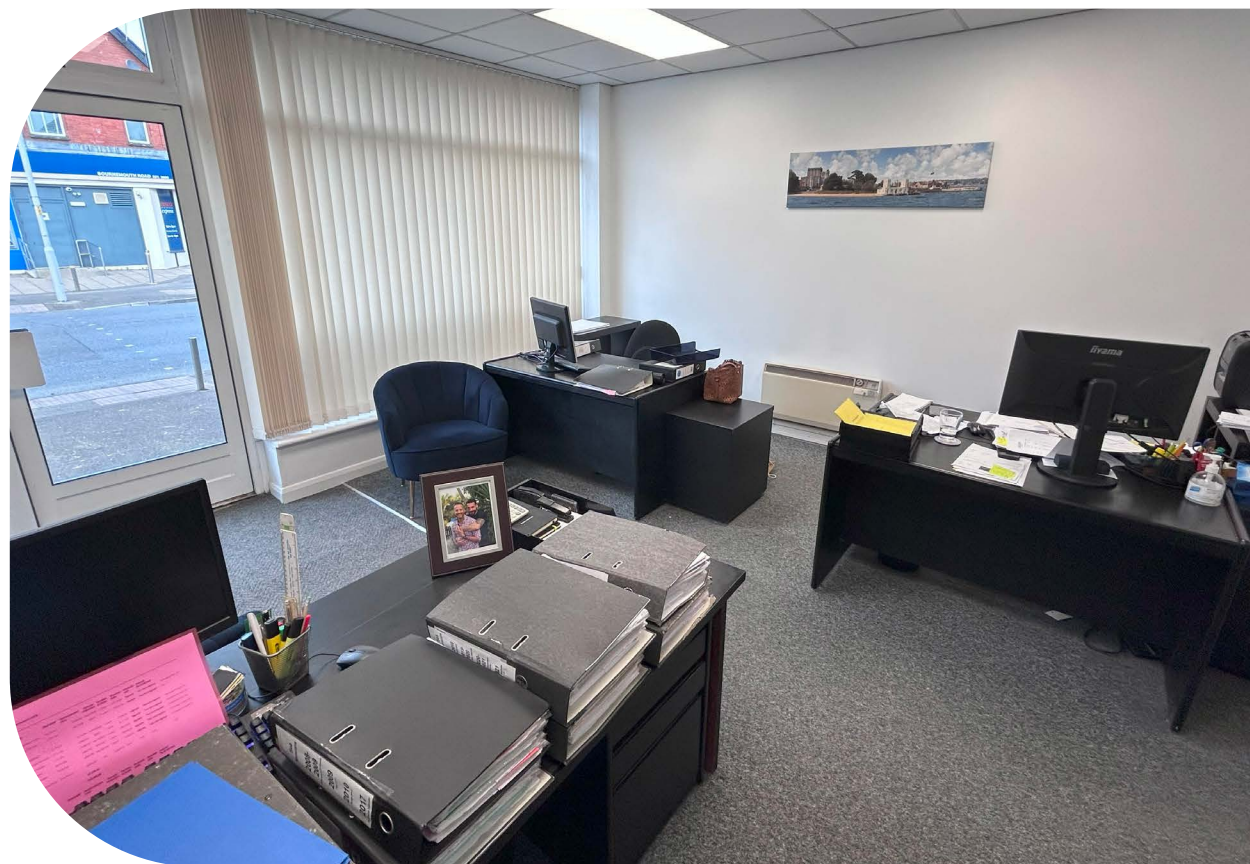


Description

- Lock up shop premises
- A WC with wash hand basin and kitchenette are located to the rear
- Parking for 2-3 vehicles, accessed via Florence Road
- Benefits from a forecourt to the front of the premises

Accommodation

	sq m	sq ft
Ground floor NIA	35.08	377
Kitchenette	-	-
WC with wash hand basin	-	-



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 **£9,000 per annum**, exclusive of all other outgoings.

Rateable Value

£7,400 (1st April 2026)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

EPC Rating

D - 83

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.



ref: s290782

Viewings

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



Edd Watts 07968 299408
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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.

📍 120 Bournemouth Road, Parkstone, Poole, Dorset, BH14 9HY



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