



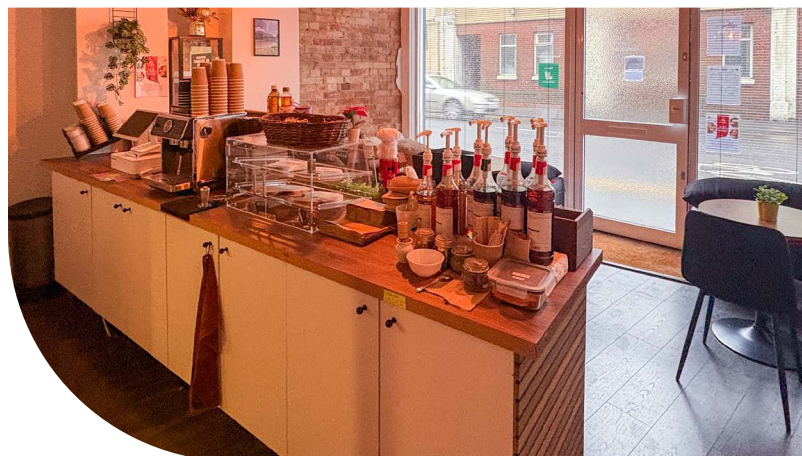
Summary

- Approximately 75 metres from Boscombe's prime pedestrianised shopping district
- Strong secondary trading position
- Suitable for a variety of uses within Use Class E

Quoting Rent: £7,500 pax

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Location

- The premises are located on the north side of Boscombe's principal shopping thoroughfare
- Approximately 75 metres away from the prime pedestrianised shopping precinct, where nearby occupiers include Boots, Primark, Costa Coffee and McDonalds

Description

- This lock up retail premises comprises of a main sales area with a staff kitchenette and WC located towards the rear
- A variety of uses to be considered within Use Class E

Accommodation

The accommodation is approximately **394 sq ft (36.62 sq m)**.

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 **£7,500 per annum**, exclusive of rates and insurance premiums payable quarterly in advance by standing order.

Rateable Value

£5,800 (1st April 2026)

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

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.

EPC Rating

D - 81



Viewings

Strictly by prior appointment through the sole agent, **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.