

TO LET

Large Former Banking Premises

Located In The Popular Town of Ferndown
With Dedicated Rear Car Parking



82 & 84 VICTORIA ROAD, FERNDOWN, DORSET, BH22 7JB

SUMMARY

- A unique opportunity to lease a large commercial property in the popular town of Ferndown
- 5,773 sq ft (536 sq m) arranged over ground and first floors, with dedicated rear car parking for approximately 8 vehicles
- Attractive retail premises which would suit a variety of uses including retail, office, medical/healthcare, leisure and restaurant/bar (s.t.p.)
- Prominently situated in a prime position on Victoria Road, with nearby occupiers including Holland & Barrett, Boots and Costa Coffee
- New full repairing and insuring lease, terms to be agreed



QUOTING RENT:

£60,000 per annum, exclusive

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LOCATION

- Ferndown is a popular town located in East Dorset. The Town Centre serves the densely populated and affluent nearby residential area
- Victoria Road is the main retail thoroughfare which plays host to a number of national occupiers including Costa Coffee, Boots, Holland & Barrett and Pets Corner
- There are also a wide variety of independent retailers, cafes and professional service providers
- Ferndown offers a convenient access to the A31 providing direct route to Ringwood, Bournemouth and Poole and further connections to the M27 and M3 motorways



FERNDOWN OCCUPIERS

COSTA **TESCO**

Boots **savers** **Iceland**

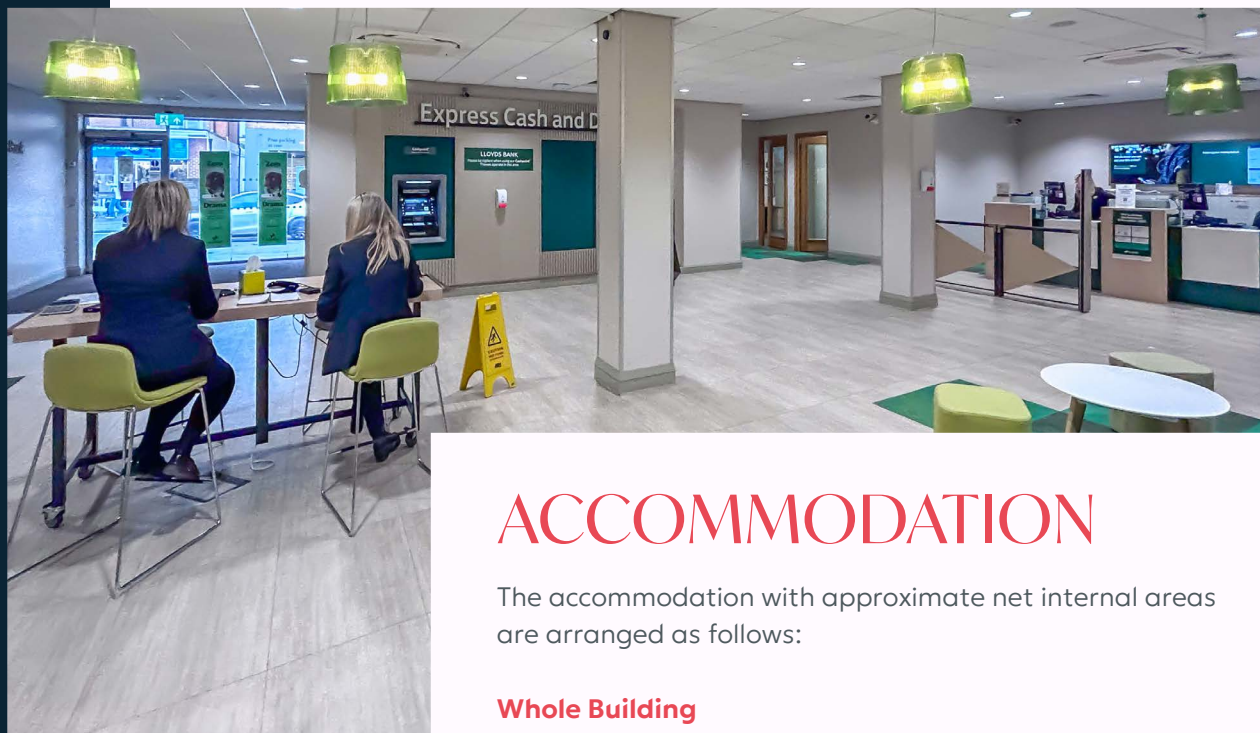
Poundland®   **Nationwide**

HOLLAND & BARRETT

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DESCRIPTION

- Large commercial property arranged over ground and first floors
- Dedicated rear car parking for approximately 8 vehicles, as well as loading facilities
- Well presented throughout the ground floor and comprising a main sales office area with a number of additional meeting rooms and storage facilities to the rear
- An internal staircase leads to the first floor which provides additional office space and ancillary storage
- Premises are available as a whole or potentially in part, given that the premises were formally 2 units



ACCOMMODATION

The accommodation with approximate net internal areas are arranged as follows:

Whole Building

Ground Floor	336 sq m	3,625 sq ft
First Floor	200 sq m	2,148 sq ft

Total	536 sq m	5,773 sq ft
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82 Victoria Road

Ground Floor	98 sq m	1,059 sq ft
First Floor	40 sq m	428 sq ft

Total	138 sq m	1,487 sq ft
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84 Victoria Road

Ground Floor	238 sq m	2,566 sq ft
First Floor	160 sq m	1,720 sq ft

Total	398 sq m	4,286 sq ft
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Outside	Approx. 8 car parking spaces	
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RENTS

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation.

Whole Building	£60,000 per annum, exclusive
82 Victoria Road	£20,000 per annum, exclusive
84 Victoria Road	£40,000 per annum, exclusive

SERVICE CHARGE

A service charge will be payable in respect of the upkeep and maintenance of the overall property which this forms part of and the common parts including the car park. This is currently budgeted at £2,415.11 per annum.

RATEABLE VALUE

Whole Building £45,750 RV (from 1.4.25)
Rates payable at 49.9p in the £ (2025/26)

EPC RATING

Whole Building B - 48

LEGAL COSTS

Each party is to bear 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.



Grant Cormack 07776 217453
grant.cormack@goadsby.com
Edd Watts 07968 299408
edd.watts@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](#).

ANTI MONEY LAUNDERING REGULATIONS

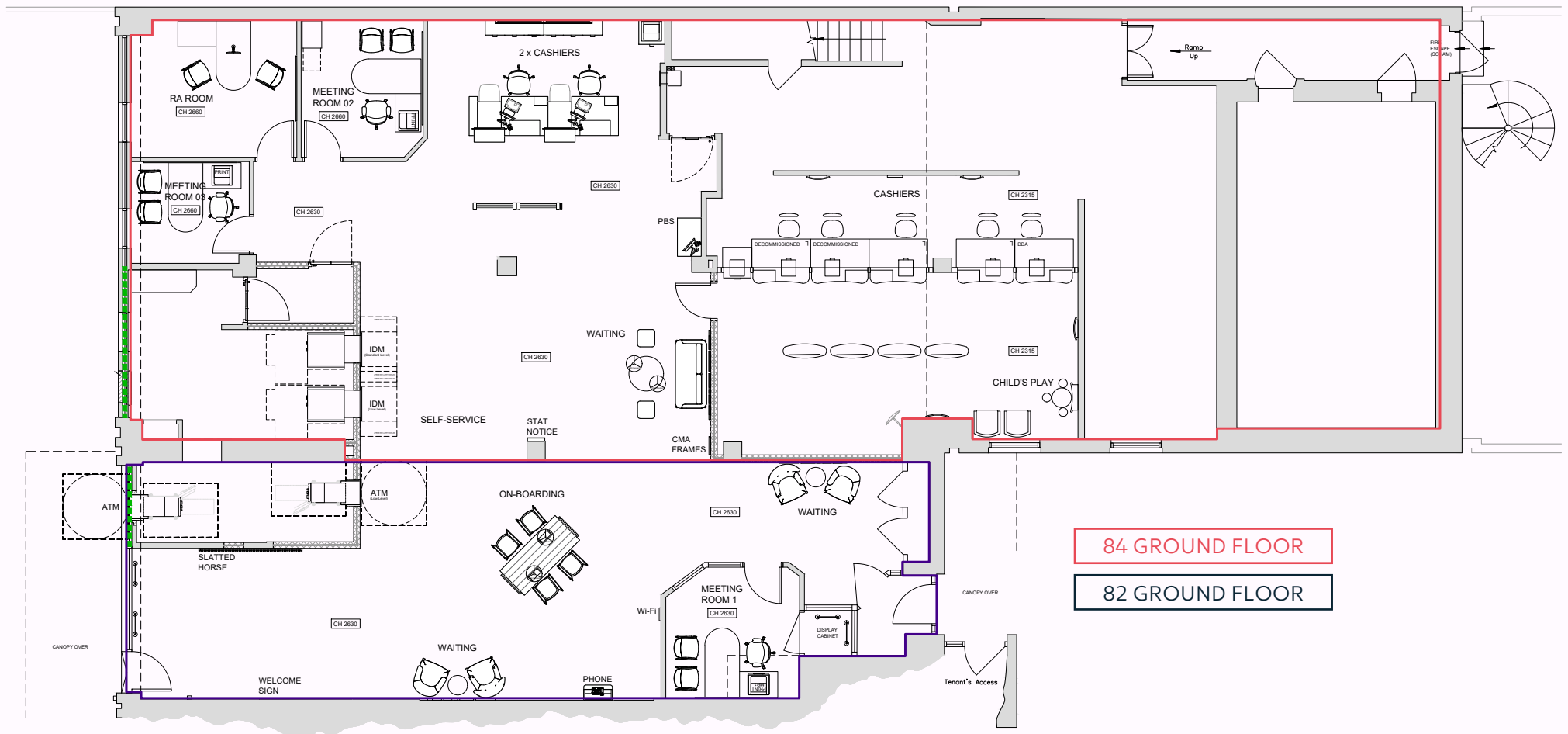
Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/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.

NOT TO SCALE, ILLUSTRATION ONLY



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