

TO LET

MID-TERRACE RETAIL OPPORTUNITY IN A POPULAR BOURNEMOUTH SUBURB

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



RETAIL

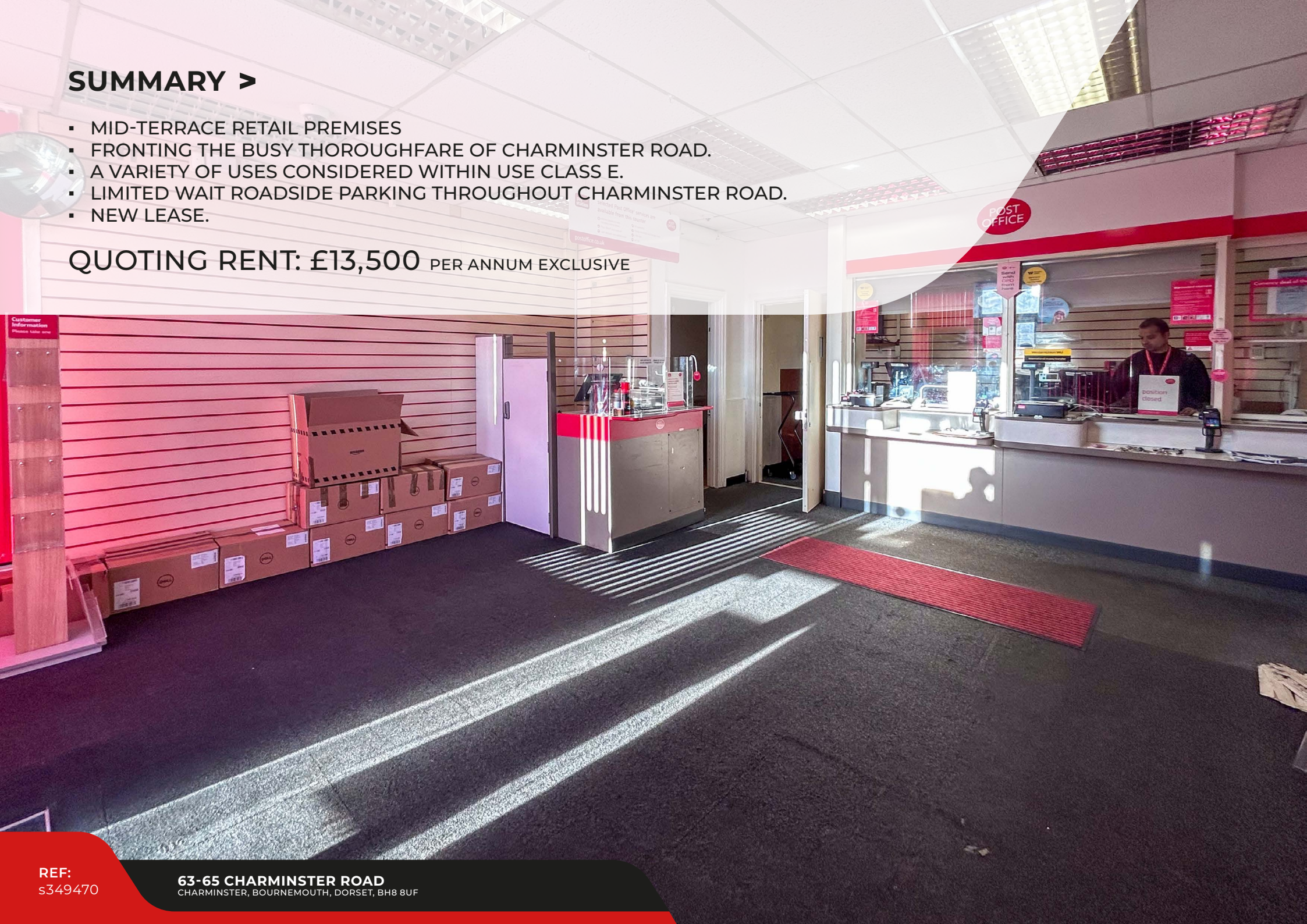
goadsby

63-65 CHARMINSTER ROAD
CHARMINSTER, BOURNEMOUTH, DORSET, BH8 8UF

SUMMARY >

- MID-TERRACE RETAIL PREMISES
- FRONTING THE BUSY THOROUGHFARE OF CHARMINSTER ROAD.
- A VARIETY OF USES CONSIDERED WITHIN USE CLASS E.
- LIMITED WAIT ROADSIDE PARKING THROUGHOUT CHARMINSTER ROAD.
- NEW LEASE.

QUOTING RENT: £13,500 PER ANNUM EXCLUSIVE



REF:
s349470

63-65 CHARMINSTER ROAD
CHARMINSTER, BOURNEMOUTH, DORSET, BH8 8UF

Location

- The premises are prominently located fronting Charminster Road.
- Charminster is a densely populated suburb of Bournemouth, approximately 1.2 miles away from the centre of Bournemouth.
- The area is characterised by a number of local independent retailers, restaurants and professional sales providers.
- Limited wait roadside parking is available throughout Charminster Road.

Description

- Front sales area.
- Rear office/storage area.
- Staff facilities located to the rear to include a w.c. with wash hand basin and kitchenette.
- External yard located to the rear.

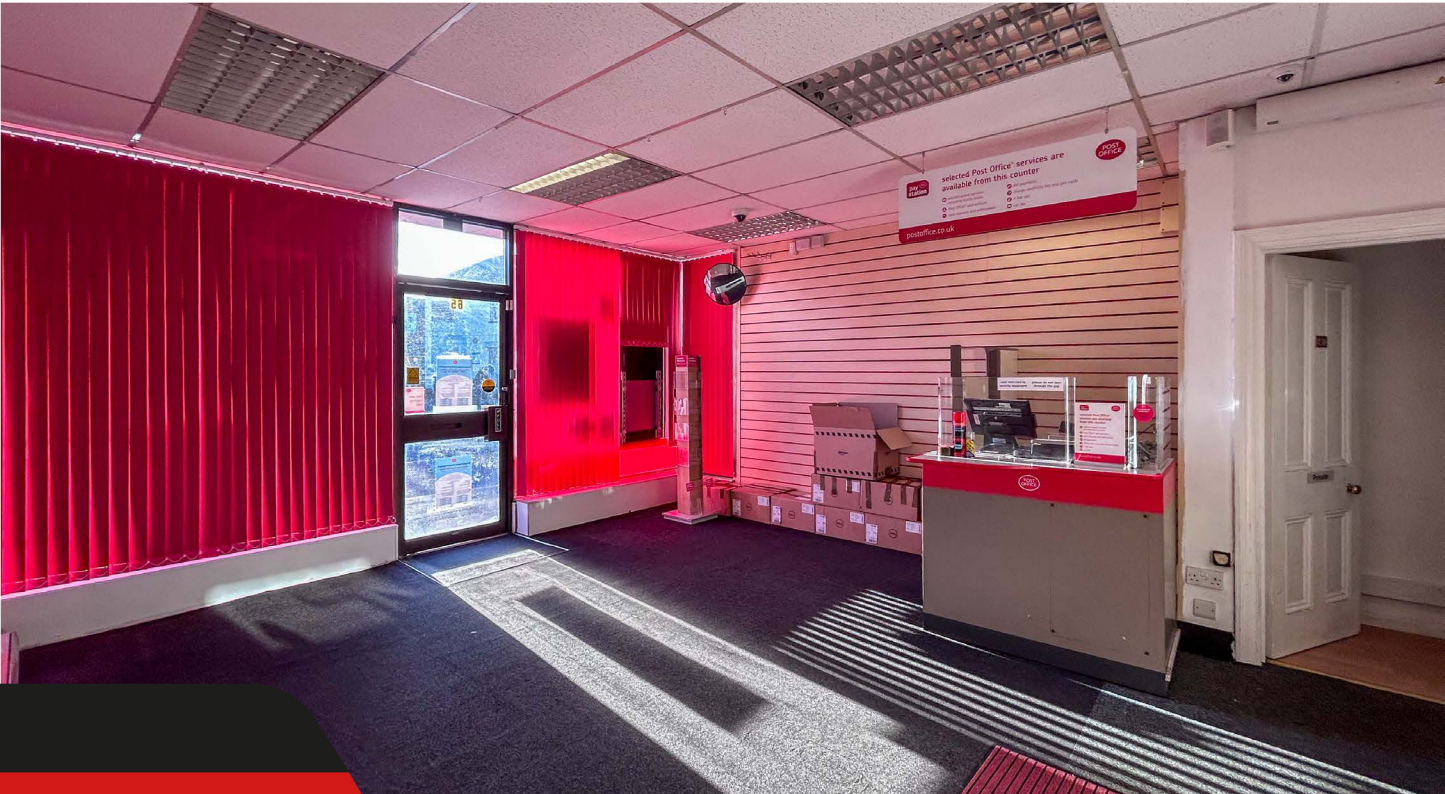
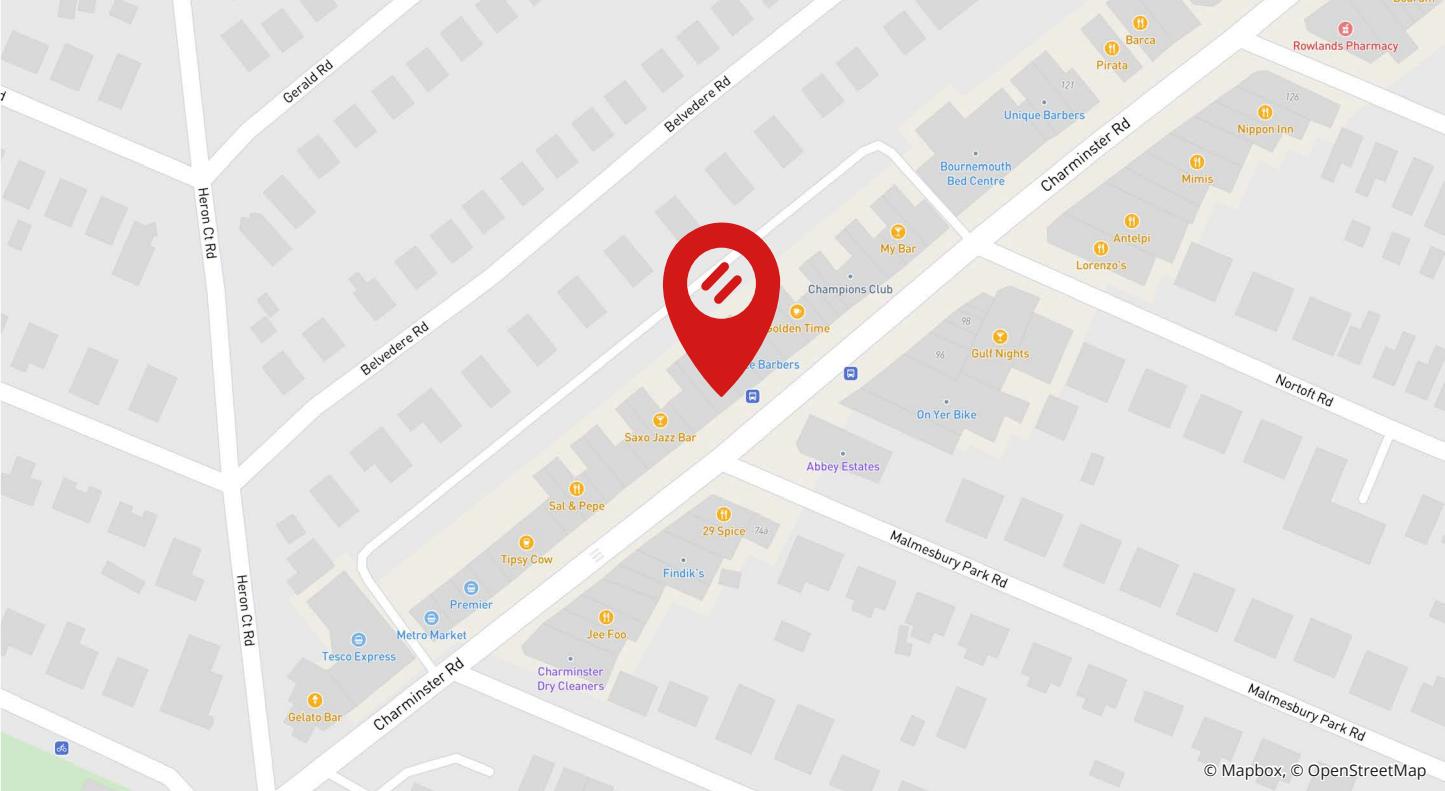
Accommodation

	sq m	sq ft
Sales area	42.68	459
Ancillary storage/office	11.96	129
Kitchenette	9.24	99
WC with wash hand basin	-	-

Total net internal area approx. 63.88 687

Rent

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 **£13,500 per annum**, exclusive of all other outgoings.



REF:
s349470

63-65 CHARMINSTER ROAD
CHARMINSTER, BOURNEMOUTH, DORSET, BH8 8UF

Rateable Value

£10,500 (1st April 2026)

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

EPC Rating

TBC

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.

Viewing

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



Edd Watts 07968 299408
edd.watts@goadsby.com

Grant Cormack 07776 217453
grant.cormack@goadsby.com

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.

goadsby.com



Commercial Property. **Expertly Delivered.**

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Special Projects
- Survey & Valuation

BUSINESS SPACE
tel. 01202 550055

PROPERTY MANAGEMENT
tel. 01202 550011

RETAIL
tel. 01202 550066

SURVEY & VALUATION
tel. 01202 550088

HOTELS & LEISURE
tel. 01202 550077

PLANNING
tel. 01202 550033

BUSINESS TRANSFER
tel. 01202 550099

HAMPSHIRE
tel. 01962 869667

goadsby.com