



TO LET

Lock Up Retail
Premises Suitable
For A Variety Of Uses
Within Use Class E

100% Small Business Rate Relief
Available Subject To Terms

753 SQ FT // 69.95 SQ M

Summary

- Well positioned adjacent to Pokesdown train station
- A variety of uses within Use Class E to be considered
- Available on a new lease

Quoting Rent: £9,000 pax

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

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Location

- The premises occupies a prominent position, adjacent to the busy Pokesdown train station
- Christchurch Road forms the principal thoroughfare through the Bournemouth suburb of Pokesdown, with the premises located approximately 0.7 miles from Boscombe's main pedestrianised shopping precinct
- Limited wait roadside parking is available throughout Christchurch Road

Description

- Lock up retail premises
- Comprising of a main sales area with storage/ staff facilities available to the rear
- W.C. with wash hand basin and kitchenette

Accommodation

	sq m	sq ft
Sales Area	46.29	498
Ancillary	23.66	255
WC with wash hand basin	-	-

Total net internal area approx. 69.95 753

Terms

The premises are available to let by way of a new full repairing and insuring lease, at a commencing rental of **£9,000 per annum**, exclusive, payable quarterly in advance by standing order.

Rateable Value

£7,300 (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

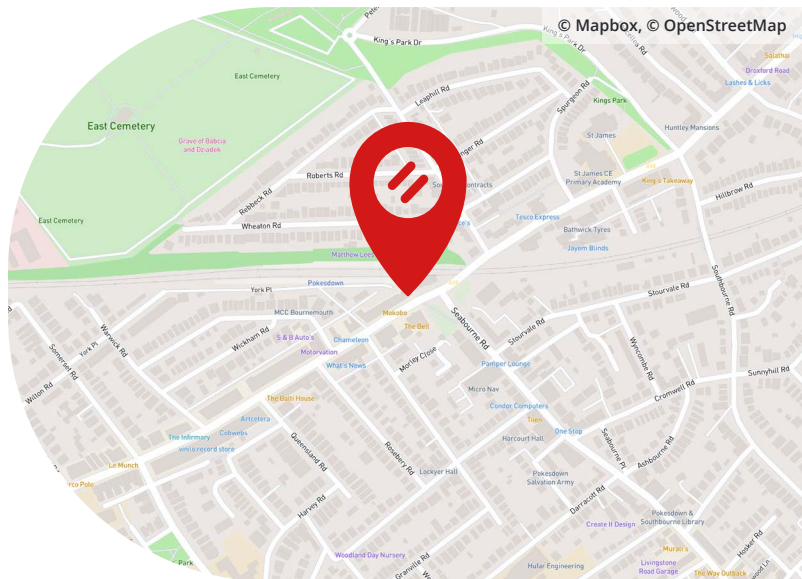
Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Not applicable.

EPC Rating

TBC



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.