



RETAIL

TO LET
Commercial
Premises In Sought
After Location

100% Small Business Rates Relief
Available Subject To Terms

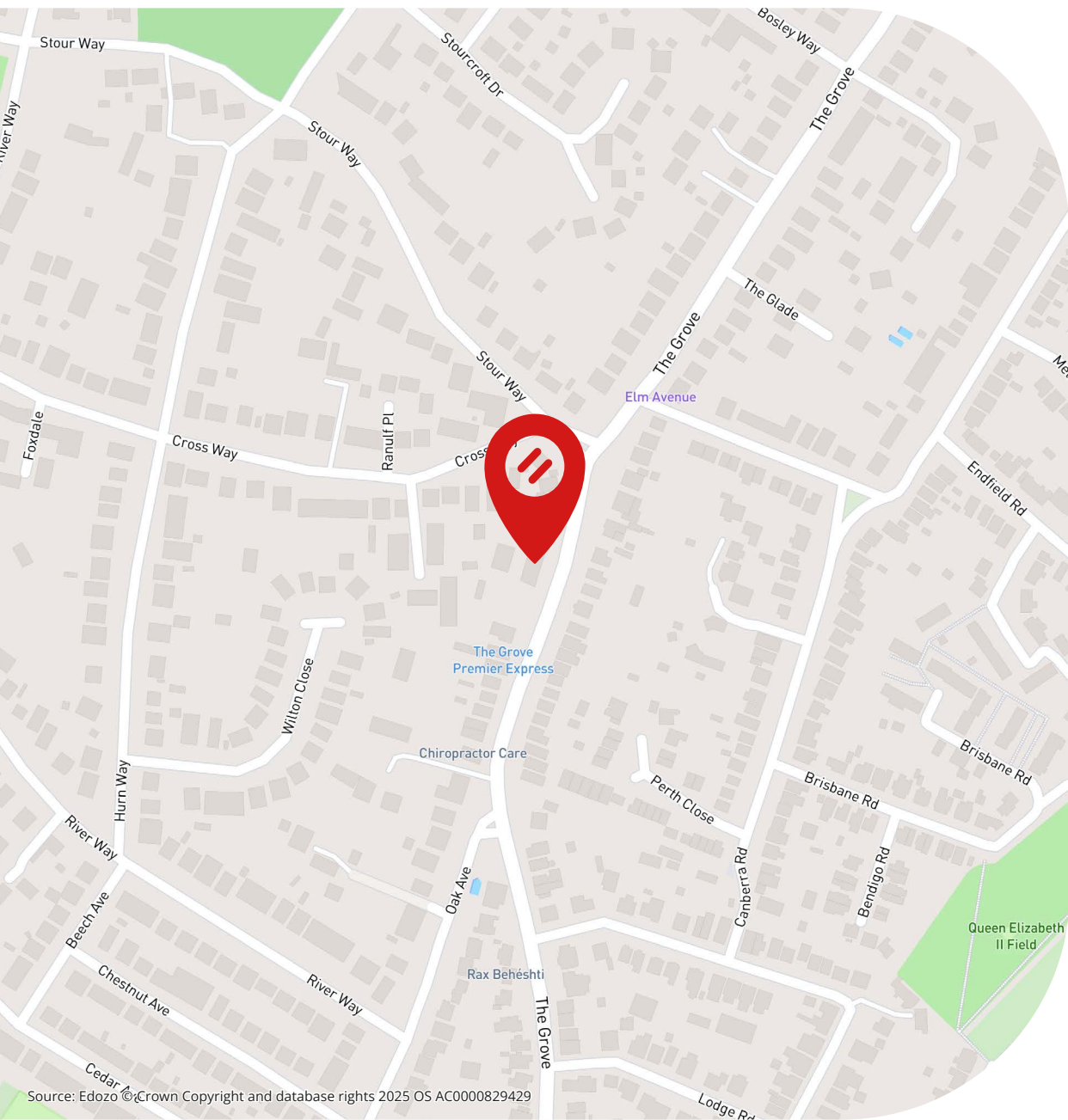
485 SQ FT // 45.18 SQ M

Summary

- Customer Parking Located at the Front of The Premises
- Benefits From Class E Planning Use
- A Variety of Uses to Be Considered
- Small Business Rates Available (Subject to Terms).

Quoting Rent: £12,000 pax





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Location

- The property is prominently located on The Grove, which is a popular suburb location within Christchurch, Dorset.
- The Grove plays host to a number of independent operatives, including a Premier Convenience store, Delicatessen, Architectural practice, Print shop, Chiropractor and Pizza takeaway.

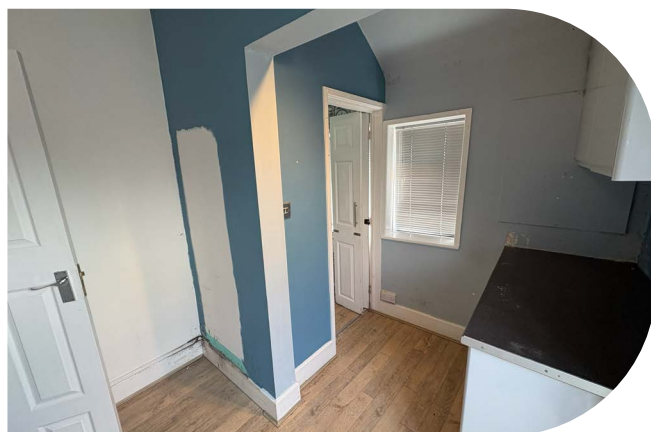
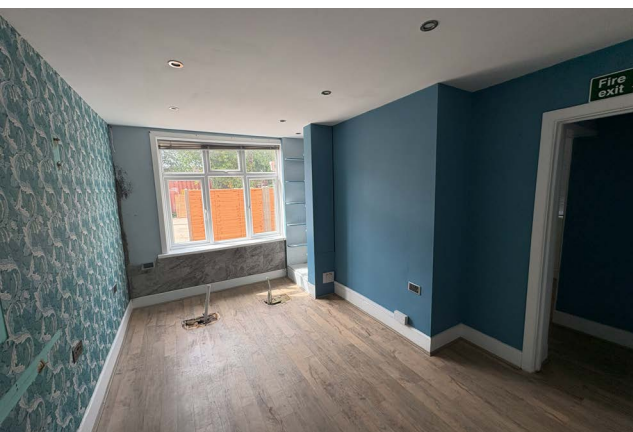
Description

- A lock up retail premises suitable for a variety of uses.
- The shop benefits from a main sales area with a large ancillary store with a WC with wash hand basin and a kitchenette located to the rear.

Accommodation

	Sq Ft	Sq M
Sales Area	232	21.65
Ancillary Store	253	23.53

Total net internal area approx. 485 45.18



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 **£12,000 per annum**, exclusive of all other outgoings.

Rateable Value

£5,500 (1st April 2026)

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

EPC Rating

B - 49

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: s373326

Viewings

Strictly by prior appointment through the agents **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.

 60 The Grove, Christchurch, Dorset, BH23 2HB



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Offices in Dorset and Hampshire.

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