



FOR SALE // TO LET

Class E
Opportunity
In Popular
Bournemouth
Suburb

2,057 SQ FT // 191.19 SQ M

Summary

- Arranged over the ground and first floor
- Suitable for a variety of uses within Use Class E
- Of interest to developers, owner occupiers and investors
- Available with vacant possession
- Rear parking and loading facilities

Quoting Rent: £23,500 pax

Quoting Price: £275,000
(Freehold) - VAT not applicable





Location

- The premises occupies a prominent trading position in a densely populated suburb of Winton
- Located in the vicinity to a new B&M store and Snap Fitness Gym
- Nearby occupiers are represented in the area, including **Wetherspoons, Loungers, Lidl, Coral, B&M** and **Greggs**
- Limited wait roadside parking is available opposite and throughout Wimborne Road
- Bournemouth town centre is approximately 2 miles distant

Nearby Occupiers

LOUNGERS **wetherspoon**



CORAL

GREGGS



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Description

- Arranged over the ground and first floor
- The ground floor sales area is of a good size with a manager's office/store located to the rear
- The first floor is accessed via an internal staircase to the rear and provides further storage/ staff facilities, including a kitchenette and w.c
- Accessed via Latimer Road, is allocated parking and loading facilities.

Accommodation

	sq m	sq ft
Ground Floor	97.22	1,046
First Floor	89.53	963
Kitchenette	4.44	47

Total net internal area approx.

191.19 2,057



Terms

The property is available either:

Freehold: With vacant possession at a price of **£275,000** (VAT not applicable).

Leasehold: By way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£23,500 per annum**, exclusive of all other outgoings.

Planning

Premises within the same parade has recently received planning permission for a residential conversion at first floor level. Subject to the relevant planning consent, there is potential for this property to benefit from a similar consent.

Rateable Value

£18,250 (1st April 2026)

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

EPC Rating

D - 79

Legal Costs

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

VAT

VAT is not applicable.



ref: s389980

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.

 439 Wimborne Road, Winton, Bournemouth, Dorset, BH9 2AN



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