



TO LET

Lock Up Retail Premises

100% Small Business Rates
Relief Available (Subject To Terms)

552 SQ FT // 51.28 SQ M

Summary

- Located in the popular Bournemouth suburb of Winton.
- Arranged over ground floor only with a large ancillary store located to the rear.
- Limited wait roadside car parking throughout Wimborne Road.
- A variety of uses to be considered within Use Class E.
- Available by way of a new lease.

Quoting Rent: £8,500 pax





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Location

- Winton is a busy and popular suburb approximately 2 miles to the north of Bournemouth town centre.
- Bournemouth University is approximately 1.2 miles away.
- A number of national occupiers trade in the area including **Loungers**, **Greggs**, **Specsavers**, **Coffee #One** and **Boots**.

Nearby Occupiers

LOUNGERS



Coffee#1



>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

Description

- The premises benefits from a ground floor sales area with a large cold store, located to the rear.
- An ancillary and a kitchenette store is located to the rear of the premises and includes a w.c. with wash hand basin.

Accommodation

	sq m	sq ft
Sales Area	26.10	281
Cold Store	8.44	91
Ancillary Storage	16.74	180
WC with wash hand basin	-	-
Kitchenette	-	-

Total net internal area approx.

51.28

552



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 **£8,500 per annum**, exclusive of all other outgoings.

Rateable Value

£10,250 (1st April 2026)

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EPC Rating

B - 33

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: s403525

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

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.

📍 306 Wimborne Road, Winton, Bournemouth, BH9 2HN



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