



TO LET

Attractive Lock Up Retail Premises

100% Small Business Rates

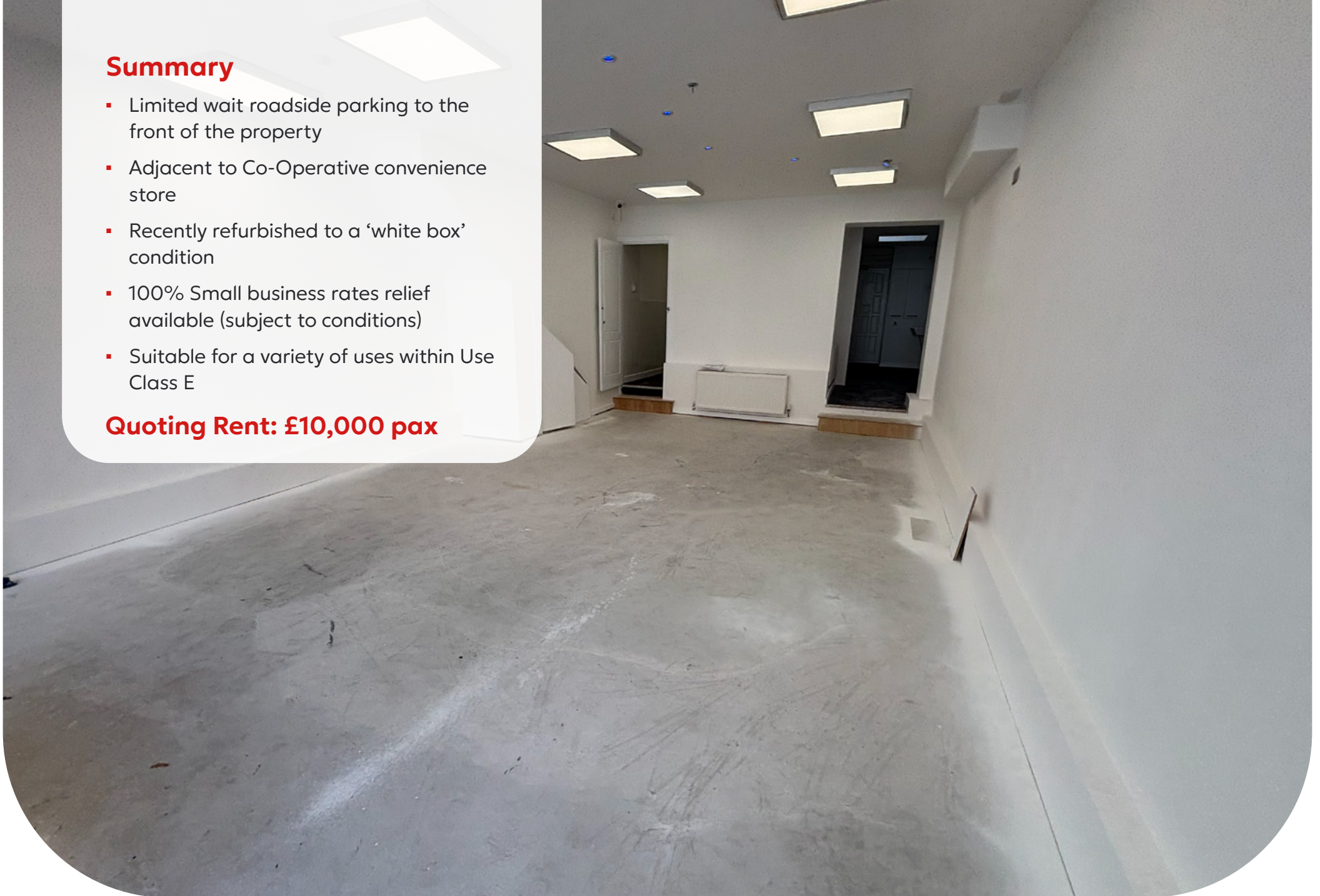
Relief Available (Subject To Terms)

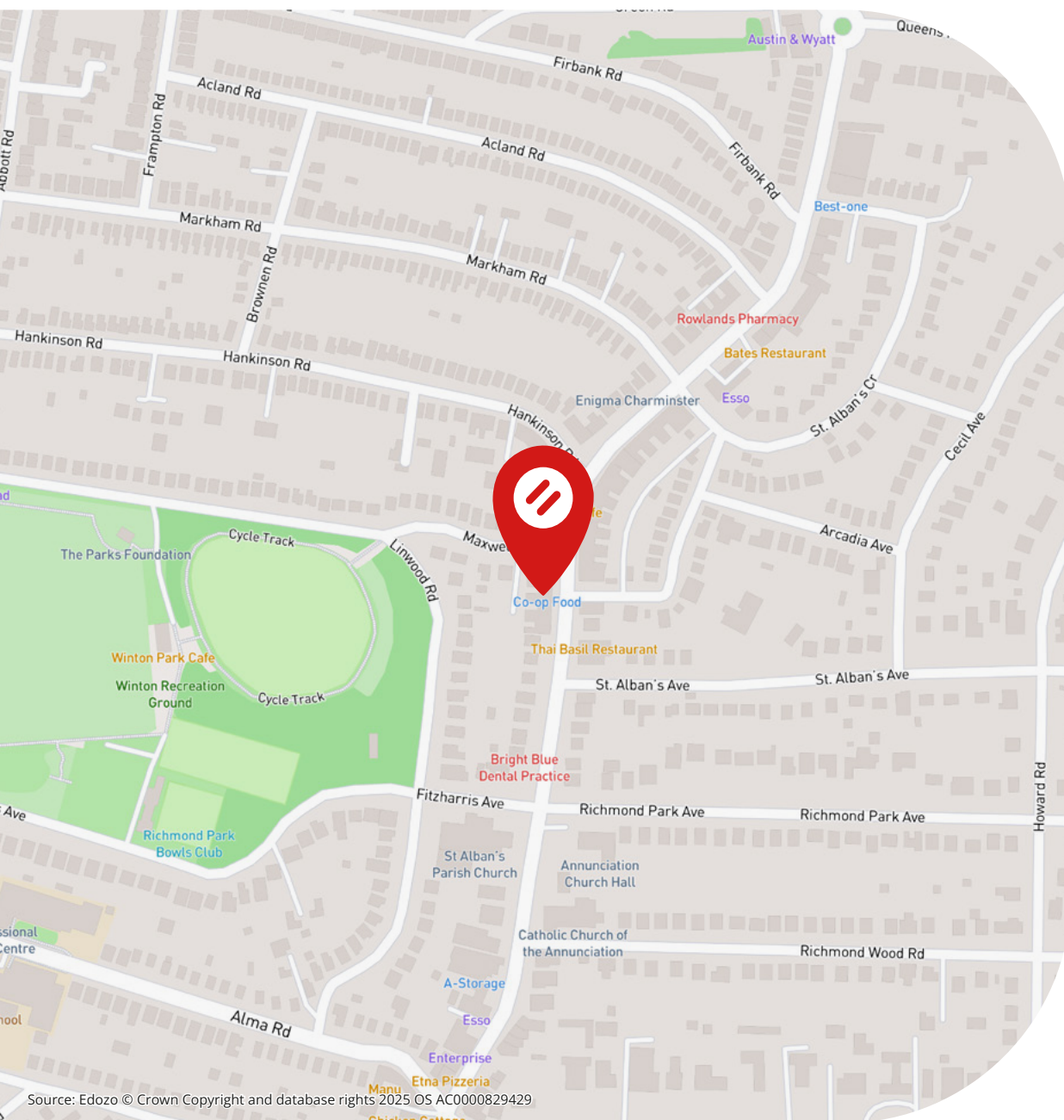
624 SQ FT // 57.92 SQ M

Summary

- Limited wait roadside parking to the front of the property
- Adjacent to Co-Operative convenience store
- Recently refurbished to a 'white box' condition
- 100% Small business rates relief available (subject to conditions)
- Suitable for a variety of uses within Use Class E

Quoting Rent: £10,000 pax





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Location

- The premises are located fronting Charminster Road, which is a densely populated residential suburb of Bournemouth, approximately 2 miles north west of the town centre
- The area is characterised by its mix of local independent retailers and professional service providers, together with multiple retailers including **Co-Op Convenience Store** (Adjacent), **Creams Café**, **Betfred**, **Subway** and **Tesco Express**

Nearby Occupiers



Description

- This mid-terrace retail premises comprises of a main open plan sales area with further storage/ancillary rooms to the rear, together with a single WC and wash hand basin
- The premises has been refurbished to a 'white box' condition

Accommodation

	sq m	sq ft
Ground Floor Sales Area	43.19	465
Ancillary 1	6.74	73
Ancillary 2	7.99	86
WC with wash hand basin	-	-

Total net internal area approx. 57.92 624



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 **£10,000 per annum**, exclusive of all other outgoings.

Rateable Value

£8,700 (1st April 2026)

Rate payable at 38.2p in the pound (Year commencing 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.



ref: s390516

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.

📍 275 Charminster Road, Charminster, Bournemouth, Dorset, BH8 9QJ



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