

RETAIL



## TO LET

Prime Retail  
Premises Located  
In Ferndown With  
Car Parking.

688 SQ FT // 63.94 SQ M

## Summary

- Prime retail premises located in the popular town of Ferndown.
- Prominently located adjacent to Costa Coffee and opposite Boots, Holland and Barrett and Nationwide.
- Good size ground floor retail unit with three allocated car parking spaces.
- Suitable for a variety of uses (S.T.P.P)
- New lease available.

**Quoting Rent: £17,500 pax**





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## Location

- The premises occupies a prominent trading position within Ferndown town centre, fronting Victoria Road.
- The property is located adjacent to **Costa Coffee** and opposite **Boots**, **Holland and Barrett** and **Nationwide Building Society**.
- The property is approximately 50 metres from Pennys Walk which is a substantial retail development which is anchored by a Tesco Superstore.
- Multiple occupiers also represented in Ferndown include **Domino's Pizza**, **Iceland**, **Costa Coffee**, **Pets Corner** and **Cancer Research UK**.

## Nearby Occupiers



## Description

- This ground floor lock up premises provides a main sales area with stud partitioning separating a kitchenette and single w.c.
- There is a rear fire exit which leads to a communal car park where there are three allocated car parking spaces.

## Accommodation

	sq m	sq ft
Single WC with wash hand basin	-	-

**Total net internal area approx. 63.94 688**

## Service Charge

The tenant will be liable to contribute a due proportion of the costs incurred by the landlord and managing and maintaining the common parts. This is currently budgeted at **£1,580 per annum.**



## 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 **£17,500 per annum**, exclusive of all other outgoings.

## Rateable Value

£15,750 (1st April 2026)

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

## EPC Rating

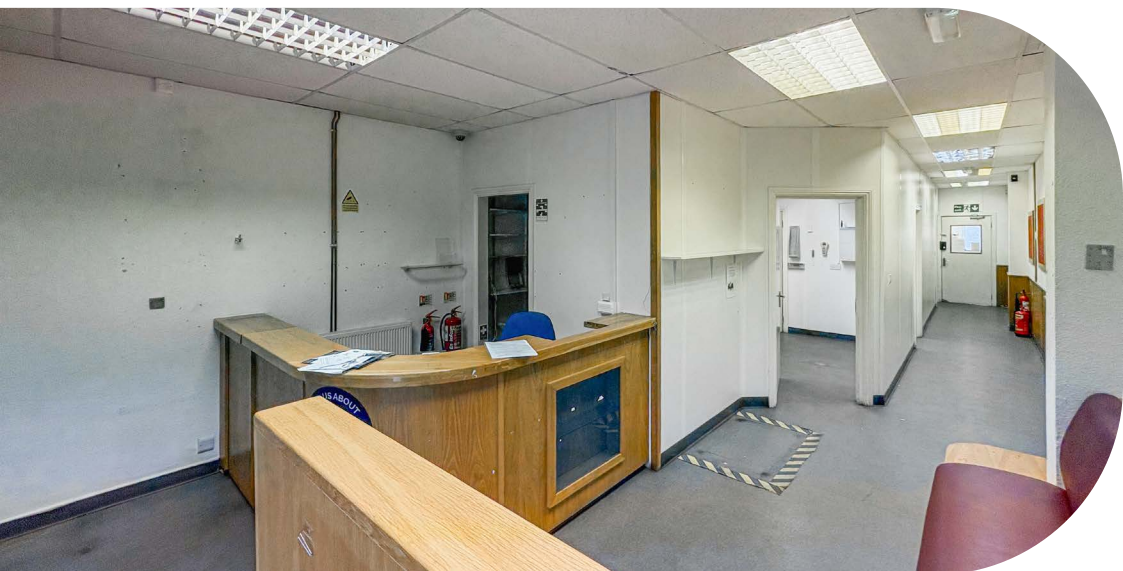
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## Legal Costs

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.



## 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.



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