



RETAIL

**TO LET**

Retail Unit Forming  
Part Of Established  
Parade

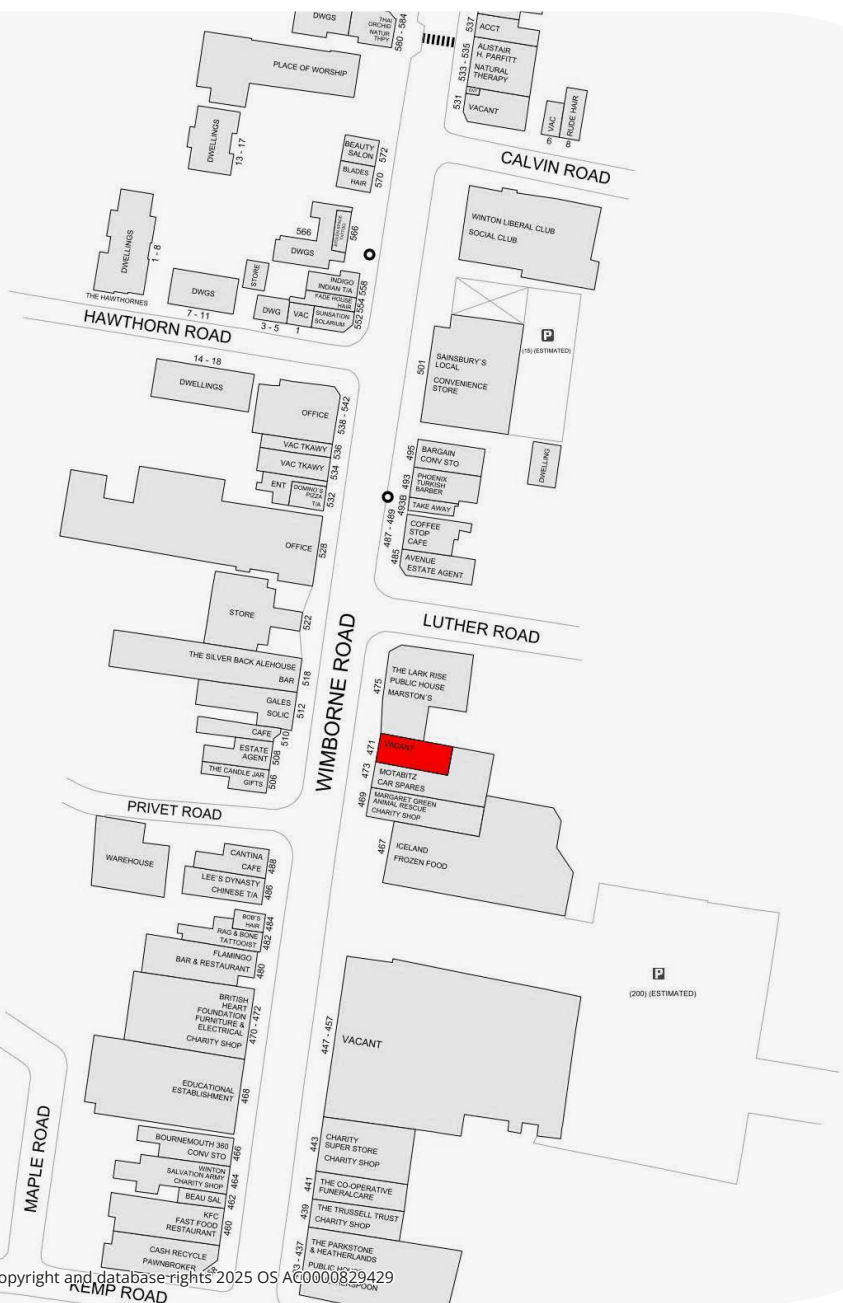
873 SQ FT // 81.12 SQ M

## Summary

- Arranged over ground floor and basement
- Suitable for a variety of uses, within use class e
- Fronting busy main thoroughfare
- Limited wait roadside parking opposite
- Occupiers on the parade include Motobitz, Margaret Green Animal Rescue & Iceland

**Quoting Rent: £13,000 pax**





Source: Edozo © Crown Copyright and database rights 2025 OS A0000029429

## Location

- The premises occupies a prominent trading position in the densely populated bournemouth suburb of winton, fronting the a347 wimborne road where numerous multiple retailers are represented, including **Boots, Poundland, Waitrose, Lidl, Coral, Betfred, Superdrug, Greggs, Card Factory** and **G & T's World Of Cards**.
- Limited wait roadside parking is available on this stretch of Wimborne Road. Bournemouth Town Centre is approximately 2 miles distant.

## Nearby Occupiers



Waitrose



Coffee#1

## Description

- The property is arranged over ground and basement. The ground floor consists of a good sized area with rear access into a communal stairwell providing access into the basement. The basement consists of a store room, kitchenette and a WC with wash hand basin.

## Accommodation

	sq m	sq ft
Ground floor sales area	81.12	873
Basement	26.78	288

**Total net internal area approx. 153.1 1,649**



## 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 **£13,000 per annum**, exclusive of all other outgoings.

## Rateable Value

£17,000 (1st April 2026)

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

## EPC Rating

C - 67

## 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: s24015

## Viewings

Strictly by prior appointment through the agents **Goadsby**, through whom all negotiations must be conducted.



**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.

Unit 4, 467-471 Wimborne Road, Winton, Bournemouth, Dorset, BH9 2AN



## Commercial Property. Expertly Delivered.

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Land/Development
- Survey & Valuation

BUSINESS SPACE  
tel. 01202 550055

RETAIL  
tel. 01202 550066

PROPERTY MANAGEMENT  
tel. 01202 550011

HOTELS & LEISURE  
tel. 01202 550077

SURVEY & VALUATION  
tel. 01202 550088

BUILDING CONSULTANCY  
tel. 01202 550022

PLANNING  
tel. 01202 550033

BUSINESS TRANSFER  
tel. 01202 550099

HAMPSHIRE  
tel. 01962 869667

## Offices in Dorset and Hampshire.

[goadsby.com](http://goadsby.com)