

To Let Available Via a New Sub-Lease

Prominent Lock Up Premises in Sought-After & Affluent Location

3 HAVEN ROAD, CANFORD CLIFFS, POOLE, DORSET BH13 7LE



- Well presented and attractive lock up retail premises.
- Prominent position with frontage to Haven Road.
- Well presented throughout with a main sales area, together with storage and staff facilities to the rear.
- Located in extremely sought after and affluent Canford Cliffs area.
- Available via a new sub-lease with no premium.

Quoting Rent: **£19,000** per annum exclusive

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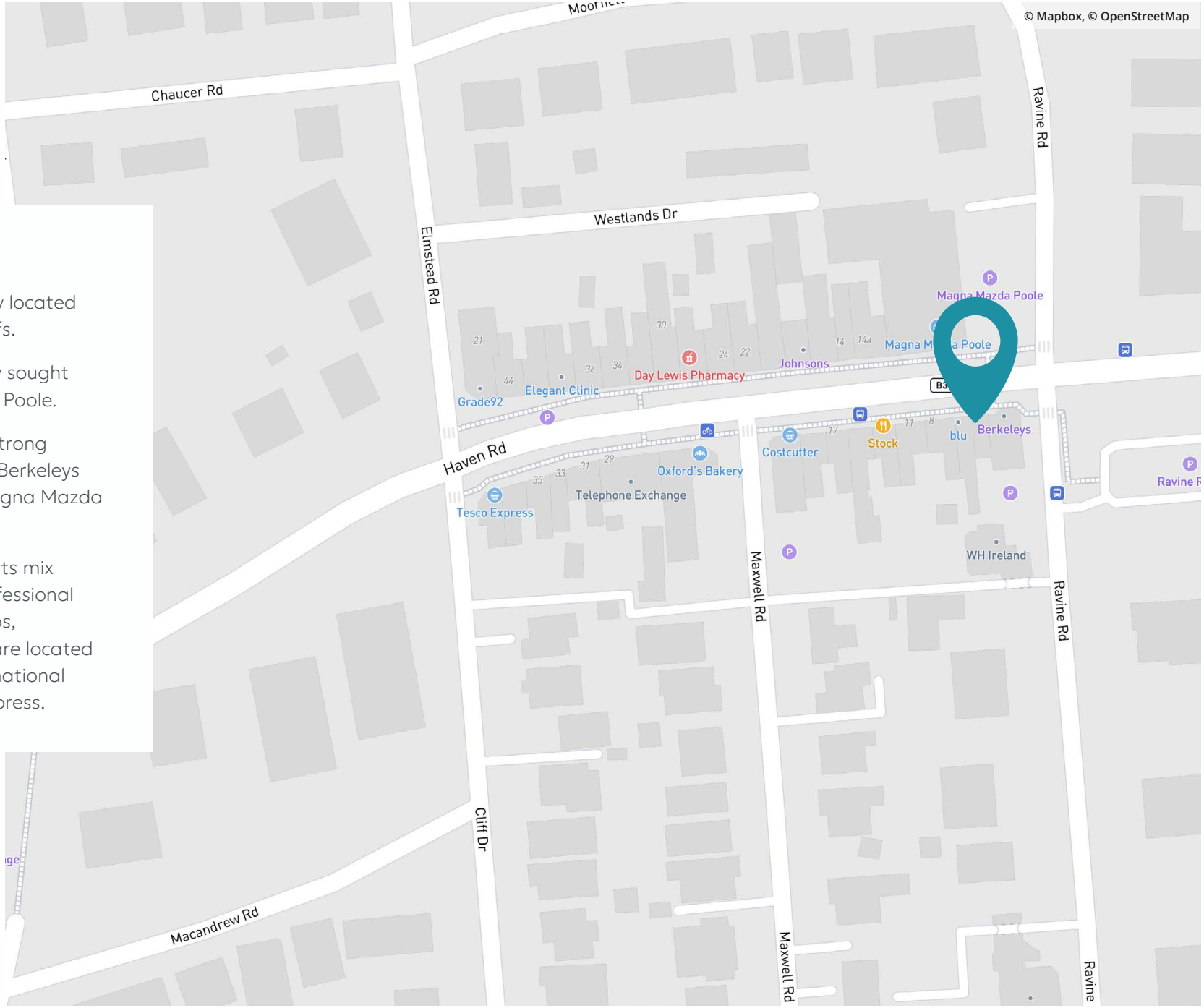
Location

- The premises are prominently located on Haven Road, Canford Cliffs.
- Canford Cliffs is an extremely sought after and affluent location in Poole.
- The property is located in a strong trading position adjacent to Berkeleys Drummond and opposite Magna Mazda Poole.
- The area is characterised by its mix of independent retailers, professional service providers, coffee shops, restaurants and bars which are located in the vicinity, together with national operators including Tesco Express.

>> Location Map

>> Street View

>> what3words



Description

- Attractive and well presented lock up retail premises
- Comprising a main open plan sales area with additional storage
- Staff facilities and kitchen to the rear
- Would suit a variety of uses within Use Class E

Accommodation

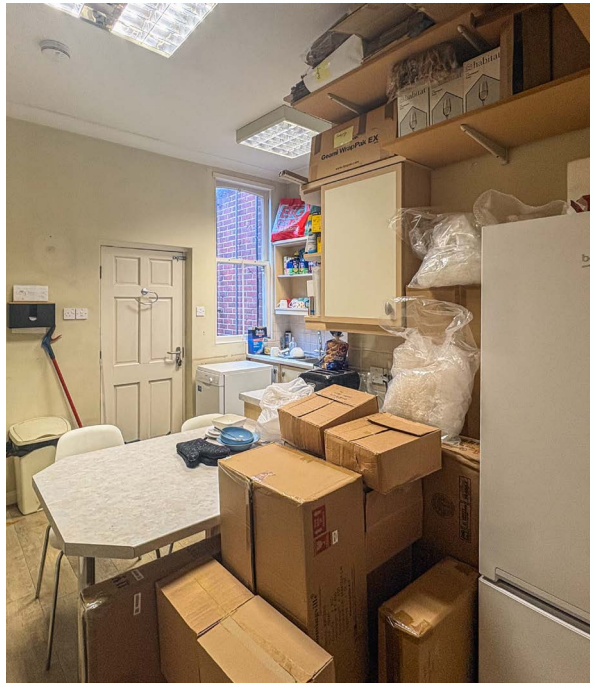
The accommodation with approximate areas and dimensions is arranged as follows:

Shop width	3.81m
Shop depth	7.92m
Net Sales area	30.17 sq m / 325 sq ft
Ancillary store room	5.35 sq m / 58 sq ft
Kitchen/Staff room	10.63 sq m / 114 sq ft
Single W.C. and wash hand basin	

Net Internal Area approx **46.15 sq m / 497 sq ft**







Terms

The premises are available to let by way of a new sub-lease with terms and rent review patterns to be agreed.

The quoting rent is **£19,000 per annum**, exclusive of all other outgoings.

The property is held on the residue of a lease originally granted on 17th June 2025 and expiring on 16th June 2035.

The sub-lease will be granted outside the security provisions of the Landlord and Tenant Act 1954 (Part 2 as amended).

Rateable Value

£16,750 (1st April 2026)
Rate payable at 38.2p in the pound (Year commencing 1st April 2026)

EPC Rating

C - 66

VAT

We have been informed by our client that the premises are currently not elected for VAT.

Legal Costs

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

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.

REFERENCES
Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.