

**TO LET**

**PROMINENT CLASS E  
OPPORTUNITY WITH ALLOCATED  
PARKING FOR 3 VEHICLES**

**100% SMALL BUSINESS RATES RELIEF AVAILABLE  
(SUBJECT TO CONDITIONS)**



RETAIL

goadsby

**372-374 CHARMINSTER ROAD  
CHARMINSTER, BOURNEMOUTH, BH8 9RX**

## SUMMARY >

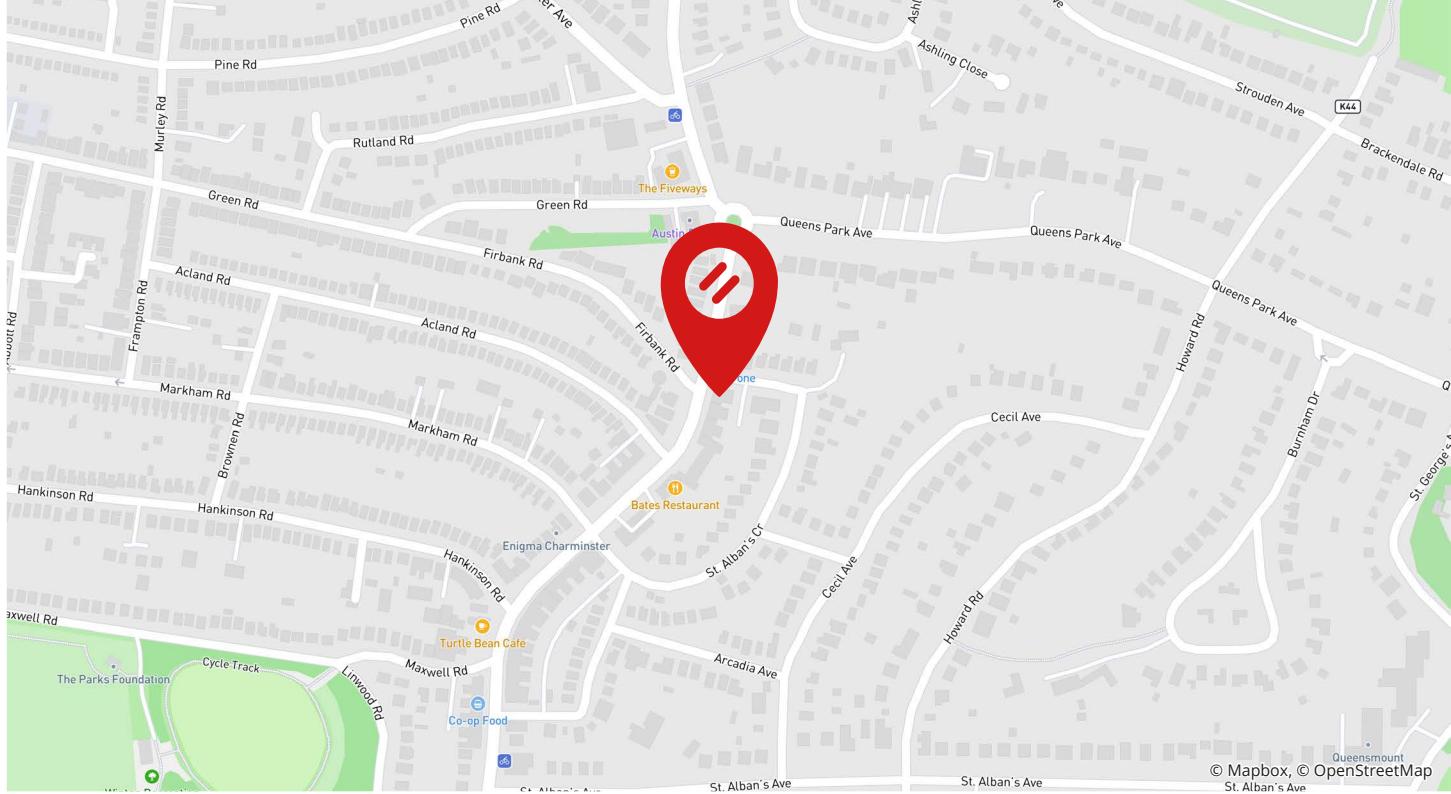
- PROMINENTLY POSITIONED ON CHARMINSTER ROAD, WELL PRESENTED THROUGHOUT.
- A VARIETY OF USES TO BE CONSIDERED WITHIN USE CLASS E.
- ALLOCATED PARKING FOR 3 VEHICLES VEHICLES.
- LIMITED WAIT ROADSIDE PARKING OPPOSITE.
- NEW LEASE.

QUOTING RENT: £18,000 PER ANNUM EXCLUSIVE



## Location

- The premises are prominently located fronting Charminster Road with return frontage to St. Albans Close.
- Charminster is a densely populated suburb of Bournemouth, approximately 2 miles of Bournemouth town centre.
- The area is characterised by a number of local independent retailers and professional sales providers.
- Limited wait roadside parking is available opposite the building and throughout Charminster Road.



## Description

- Prominent corner position.
- Good sized ground floor internal area.
- Well presented throughout.
- Staff facilities including two cloakrooms and a kitchenette are located to the rear of the ground floor.
- Allocated parking for 3 vehicles.

## Accommodation

	sq m	sq ft
Ground floor	74.84	805
WC with wash hand basin	-	-
DDA WC with wash hand basin	-	-
Kitchenette	-	-
Basement	4.17	45

## 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 **£18,000 per annum** exclusive of all other outgoings.



## Rateable Value

£11,500 (1st April 2026)

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

## EPC Rating

E - 105

## 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.

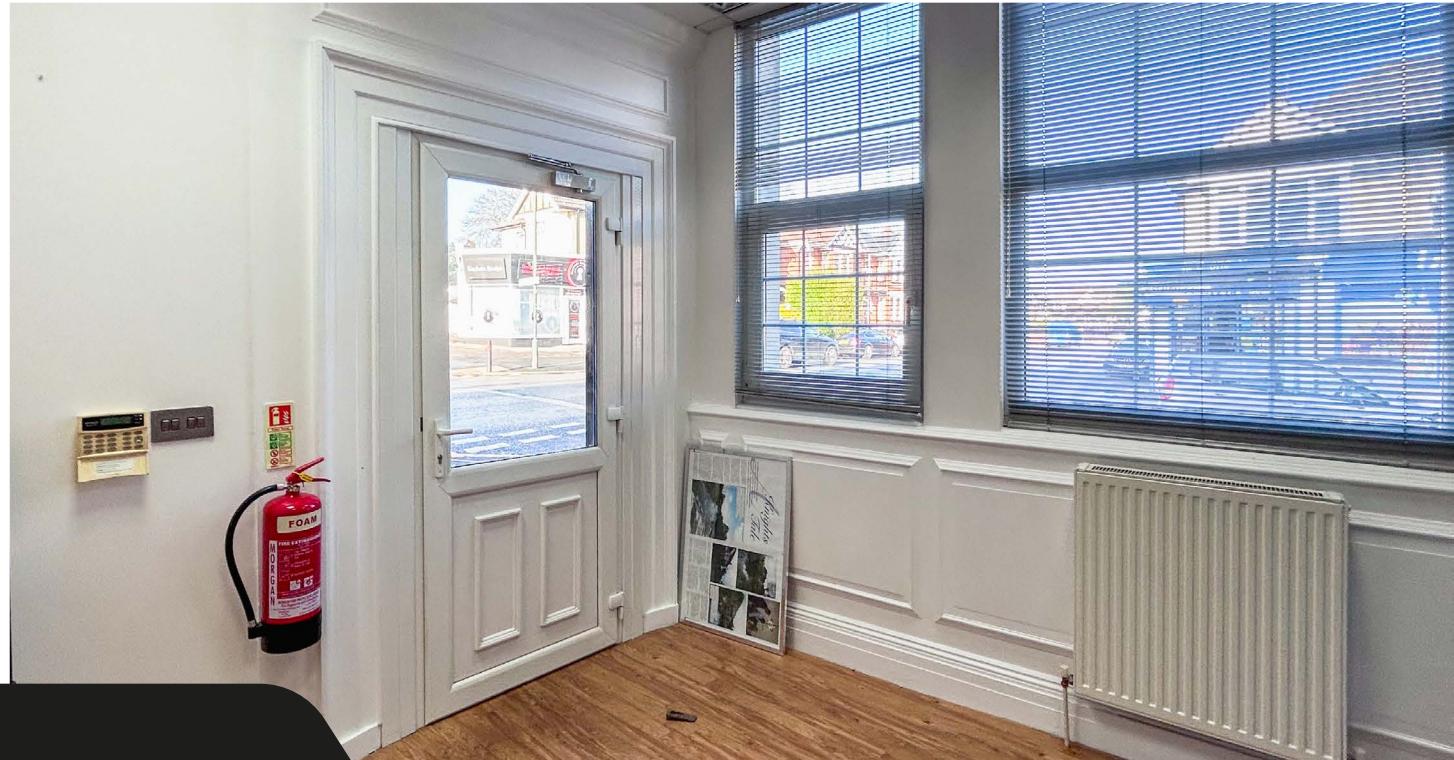
## Viewing

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



**Edd Watts** 07968 299408  
edd.watts@goadsby.com  
**Grant Cormack** 07776 217453  
grant.cormack@goadsby.com  
**Jake Walker** 07834 060918  
jake.walker@goadsby.com

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.





## 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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