



RETAIL

## TO LET

Prominent Double  
Fronted Lock Up  
Shop Premises

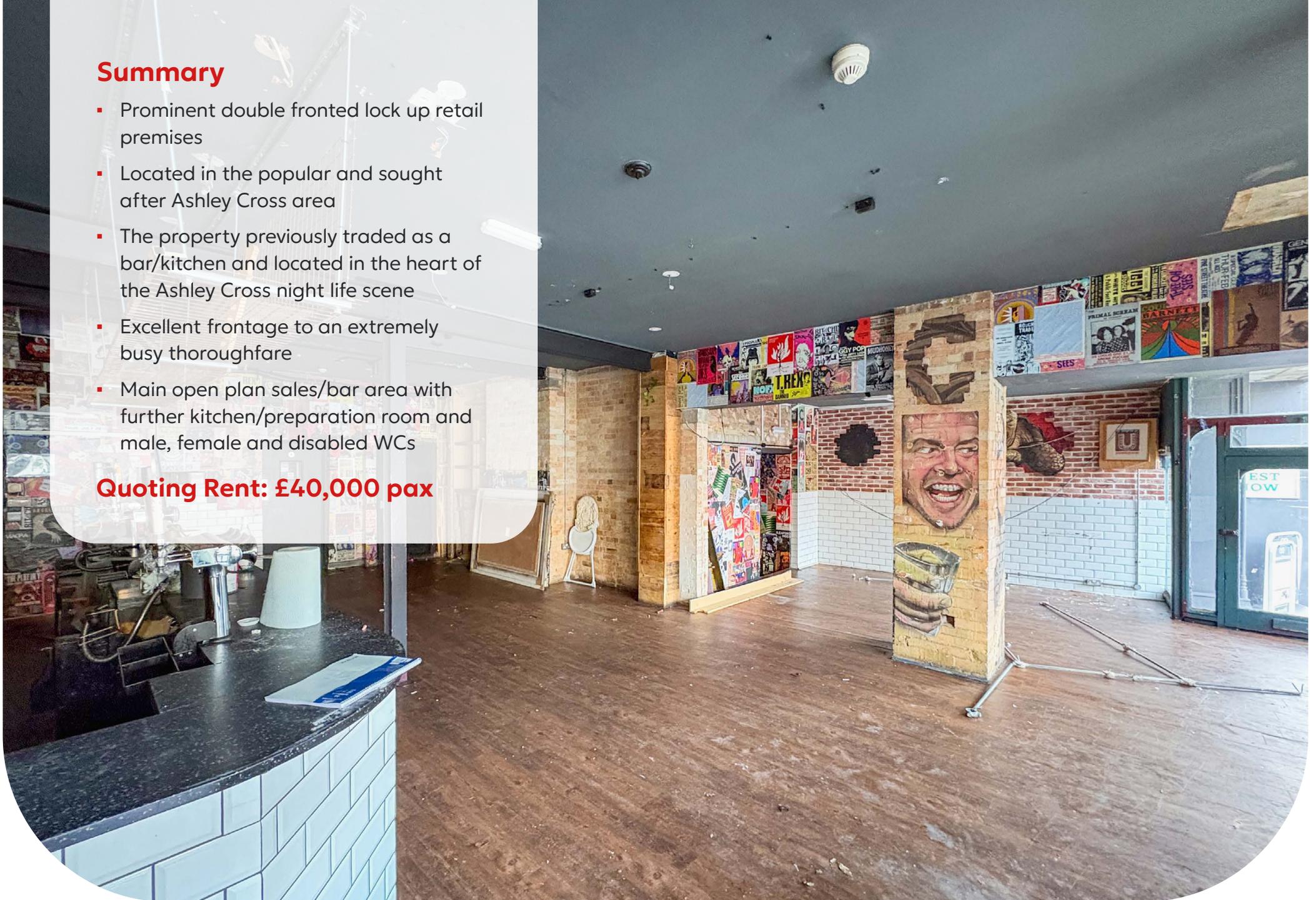
Previously Operated  
As A Bar/Kitchen

1,264 SQ FT // 117.47 SQ M

## Summary

- Prominent double fronted lock up retail premises
- Located in the popular and sought after Ashley Cross area
- The property previously traded as a bar/kitchen and located in the heart of the Ashley Cross night life scene
- Excellent frontage to an extremely busy thoroughfare
- Main open plan sales/bar area with further kitchen/preparation room and male, female and disabled WCs

**Quoting Rent: £40,000 pax**





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## Location

- Prominently located fronting Bournemouth Road, close to its junction with Commercial Road connecting the premises to Ashley Cross
- Lower Parkstone is a popular area for retailers, being accessible to the selected surrounding residential areas which include Branksome Park, Canford Cliffs and Sandbanks
- The subject premises are located in a trading position with popular retailers nearby such as **Coffee No.1**, **Patisserie Mark Bennett** and **Coop Convenience store**

## Nearby Occupiers



Coffee#1

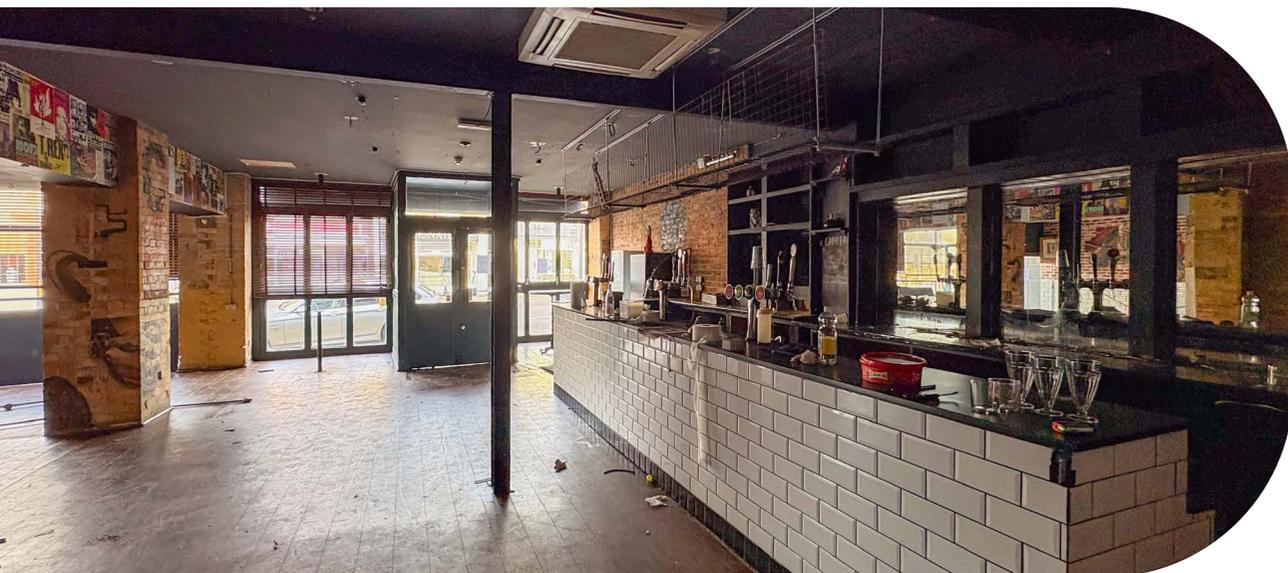
## Description

- An attractive double fronted lock up retail premises
- Comprising a main open plan sales/bar area with further kitchen/preparation areas and storage to the rear
- There are male, female and disabled WCs located within the premises
- The premises would suit a variety of uses within Use Class E

## Accommodation

	sq m	sq ft
Net sales/bar area	98.34	1,058
Kitchen/prep/storage	19.13	206

**Total net internal area approx. 117.47 1,264**



## Terms

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rental of **£40,000 per annum exclusive** of all other outgoings and payable quarterly in advance by standing order.

## Rateable Value

£27,750 (1st April 2026)

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

## EPC Rating

B - 48

## 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: s354752

## 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.

 4-6 Bournemouth Road, Lower Parkstone, Poole, Dorset, BH14 0ES



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