



FOR SALE

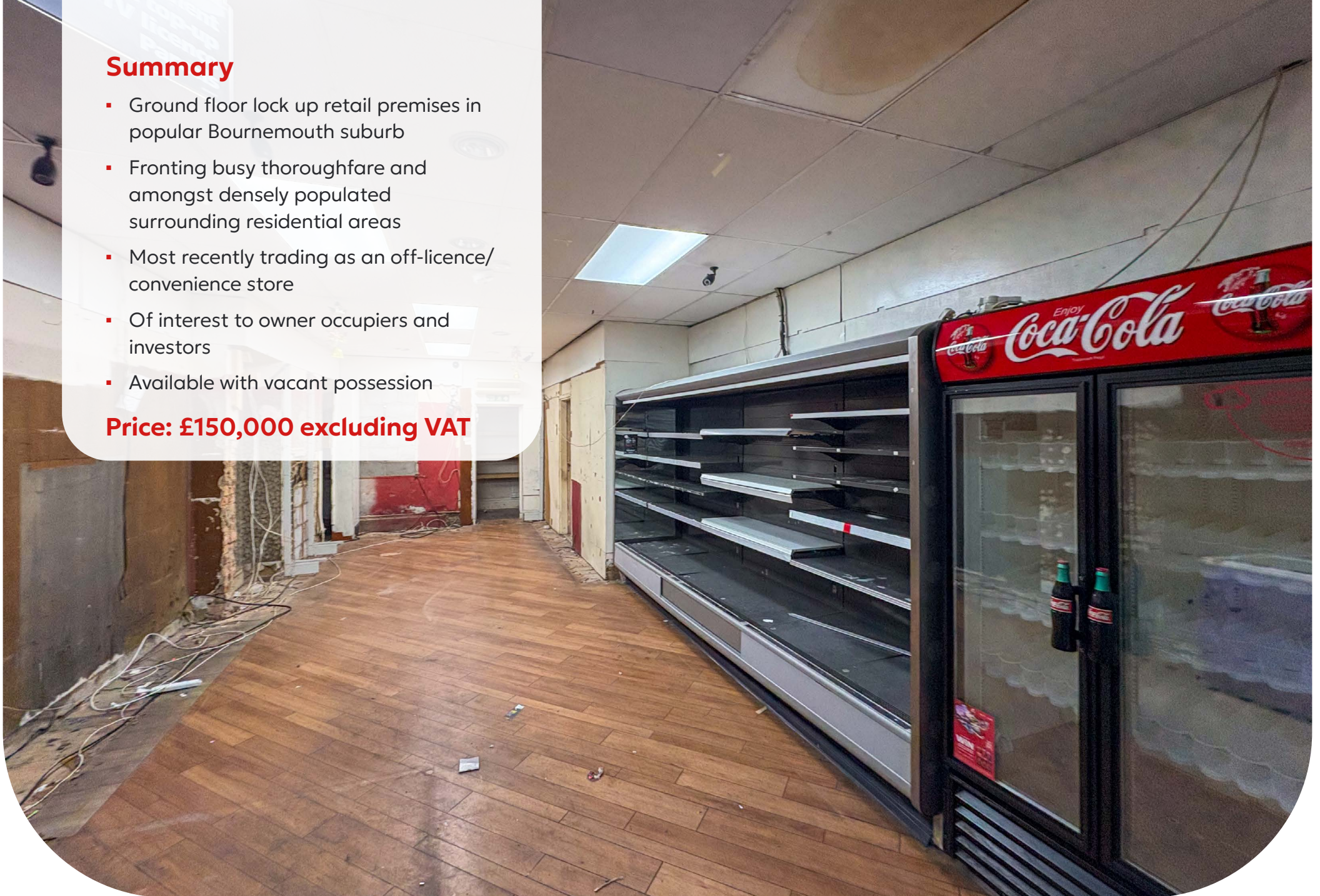
Prominent Retail
Unit Suitable For
Owner Occupiers
And Investors

981 SQ FT // 91.2 SQ M

Summary

- Ground floor lock up retail premises in popular Bournemouth suburb
- Fronting busy thoroughfare and amongst densely populated surrounding residential areas
- Most recently trading as an off-licence/convenience store
- Of interest to owner occupiers and investors
- Available with vacant possession

Price: £150,000 excluding VAT





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Location

- Winton is a busy and popular suburb approximately 2 miles to the north of Bournemouth town centre
- Bournemouth's University is approximately 1.2 miles away
- A number of national occupiers trade in the area including **Lounges, Greggs, Specsavers, Coffee #1** and **Boots Opticians**

Nearby Occupiers

LOUNGERS



Coffee#1

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

Description

- Ground floor retail premises comprising of a main sales area with ancillary storage to the rear
- A single w.c. with wash hand basin is also located towards the rear
- The premises also benefits from a single storey extension which provides further ancillary storage via two separate rooms

Accommodation

	sq m	sq ft
Sales Area	41.89	451
Ancillary	18.20	196
Single Storey Extension	31.11	334
WC with wash hand basin	-	-

Total net internal area approx.

91.2 981



EPC Rating

D - 89

Rateable Value

£12,750 (1st April 2026)

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

Tenure

Long leasehold interest granted from 29th July 2011 for a term of 999 years, therefore expiring 28th July 3010.

Price

£150,000 exclusive of VAT.

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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