

TO LET

CLASS E RETAIL PREMISES ARRANGED
OVER GROUND AND FIRST FLOORS



RETAIL

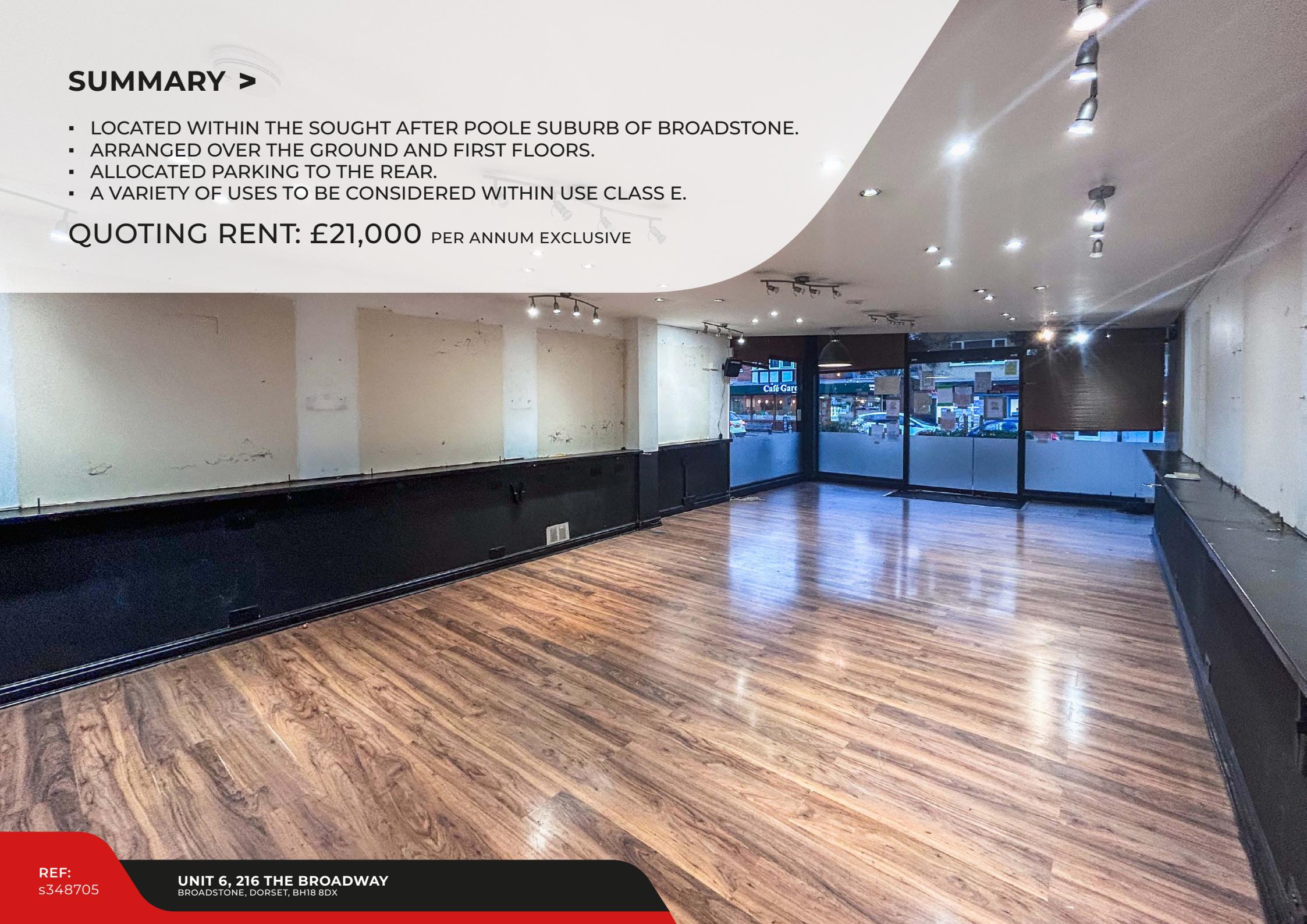
goadsby

UNIT 6, 216 THE BROADWAY
BROADSTONE, DORSET, BH18 8DX

SUMMARY >

- LOCATED WITHIN THE SOUGHT AFTER POOLE SUBURB OF BROADSTONE.
- ARRANGED OVER THE GROUND AND FIRST FLOORS.
- ALLOCATED PARKING TO THE REAR.
- A VARIETY OF USES TO BE CONSIDERED WITHIN USE CLASS E.

QUOTING RENT: £21,000 PER ANNUM EXCLUSIVE



Location

- Prime position fronting Broadstone High Street.
- Affluent and sought after suburb of Poole.
- Adjacent to popular local operators Tap and Grape and Mark Bennetts Patisserie.
- Poole town centre approximately 4 miles distance.
- Operators within Broadstone High Street include Costa Coffee, Boots, Tesco Express and Marks and Spencers Food.



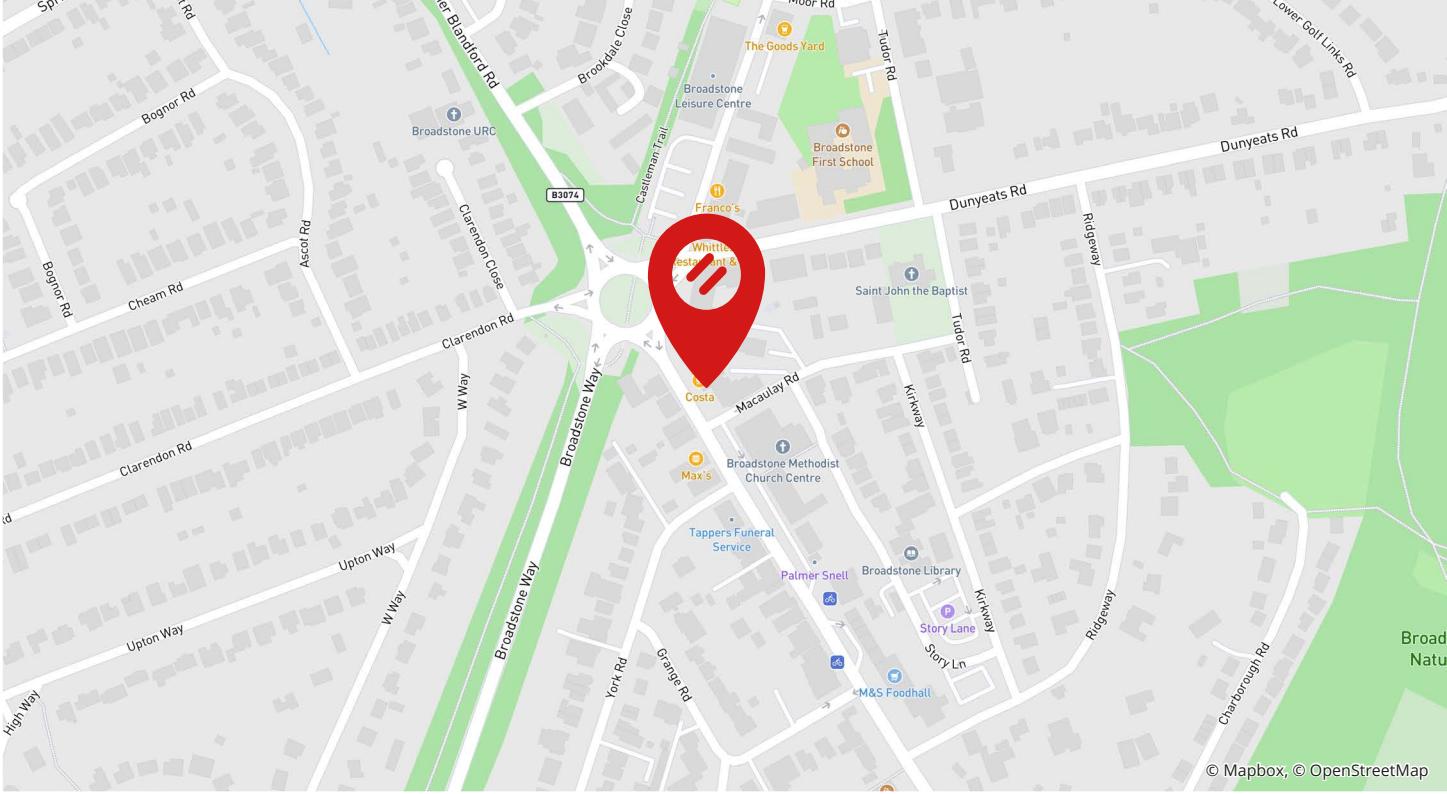
M&S FOOD

Description

- The ground floor consists of an open plan sales area with rear internal access to the first floor.
- The first floor is arranged into a number of rooms, usable for storage or office purposes.
- W.C. and kitchenette facilities located on the first floor.
- Rear allocated parking.
- A variety of uses to be considered within Use Class E.

Accommodation

	sq m	sq ft
Ground Floor	58.9	634
First Floor	33.3	358
WC with wash hand basin	-	-
Kitchenette	-	-
Total net internal area approx.	92.20	992



REF:

s348705

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Terms

The premises are available to let by way of a new effective full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£21,000 per annum** exclusive of all other outgoings.

Rateable Value

£14,250 (1st April 2026)

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

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.

Service Charge

A service charge may be payable. Interested parties are advised to make further enquiries.

Viewing

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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