

# TO LET

LOCK UP RETAIL PREMISES IN  
SOUGHT AFTER LOCATION

1,084 SQ FT // 181 SQ M



RETAIL

goadsby

**8 BOURNEMOUTH ROAD**

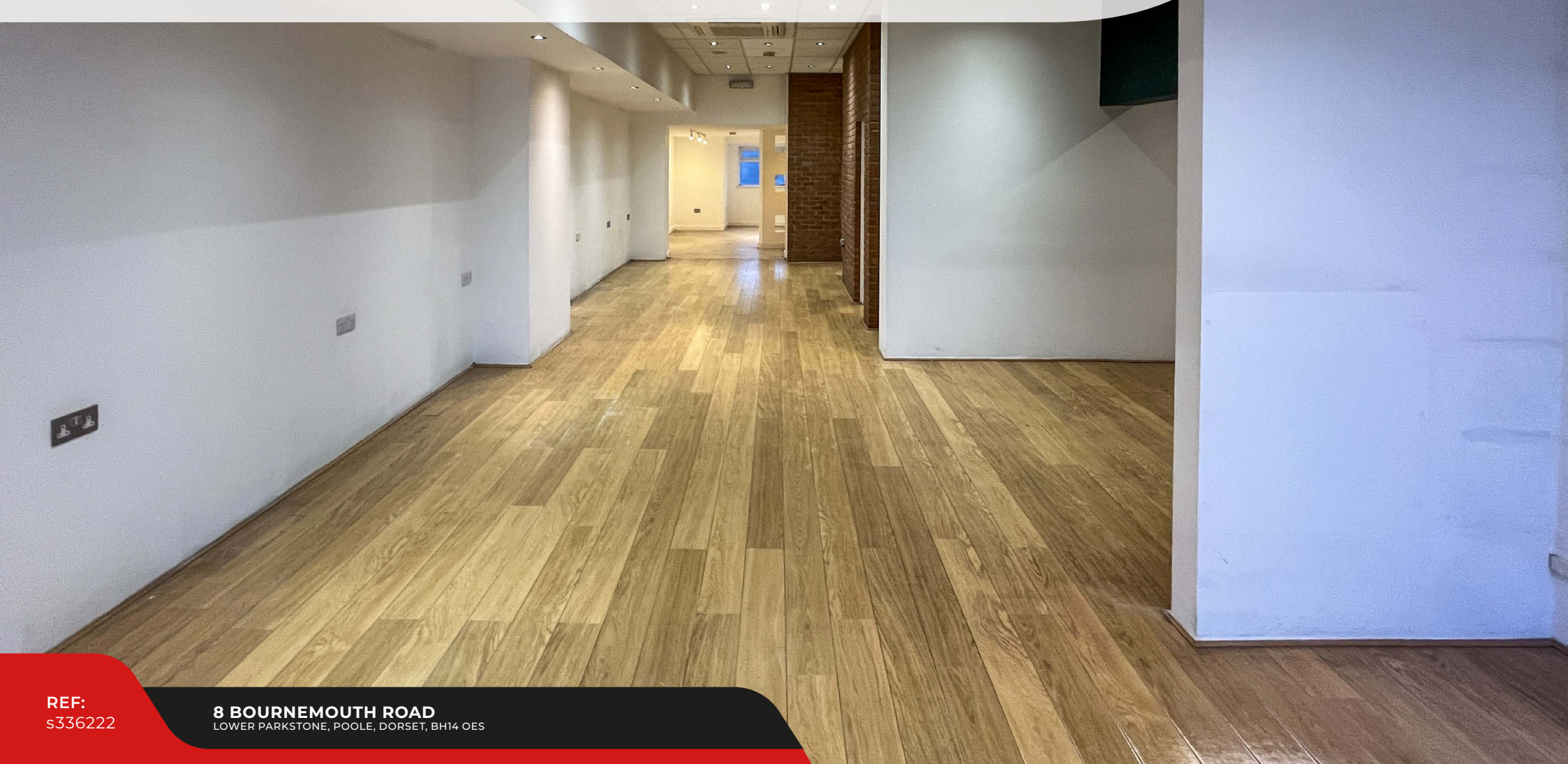
LOWER PARKSTONE, POOLE, DORSET, BH14 OES



## SUMMARY >

- ATTRACTIVE LOCK UP RETAIL PREMISES FRONTING EXTREMELY BUSY THOROUGHFARE
- STRONG TRADING POSITION IN AFFLUENT AND SOUGHT AFTER SUBURB OF POOLE
- THE PROPERTY WOULD SUIT A VARIETY OF USES WITHIN USE CLASS E
- IN THE VICINITY OF COOP CONVENIENCE STORE, PATISSERIE MARK BENNETT & COFFEE #1
- 2 REAR CAR PARKING SPACES

QUOTING RENT: £22,000 PER ANNUM EXCLUSIVE



REF:  
s336222

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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 the vicinity of popular retailers such as **Coffee #1**, Patisserie Mark Bennett and Co-Op Convenience Store

# Coffee#1

## Description

- An attractive lock up retail premises comprising a main sales area with ancillary space and a kitchen located to the rear
- A DDA compliant WC with wash hand basin is also located within the premises
- 2 rear car parking spaces

## Accommodation

	sq m	sq ft
Sales area	91.05	979
Kitchenette	9.76	105

Total net internal area approx	100.81	1,084
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## 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 **£22,000 per annum**, exclusive of rates, VAT and insurance premiums payable quarterly in advance by standing order.



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## Rateable Value

£14,000 (1st April 2023)

Rates payable at 49.9p in the pound (Year commencing 1st April 2024)

## EPC Rating

D - 91

## 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.



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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](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/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.

[goadsby.com](https://www.goadsby.com)