goadsby

107 Poole Road
Westbourne, Bournemouth, Dorset, BH4 9BB



RETAIL

TO LET

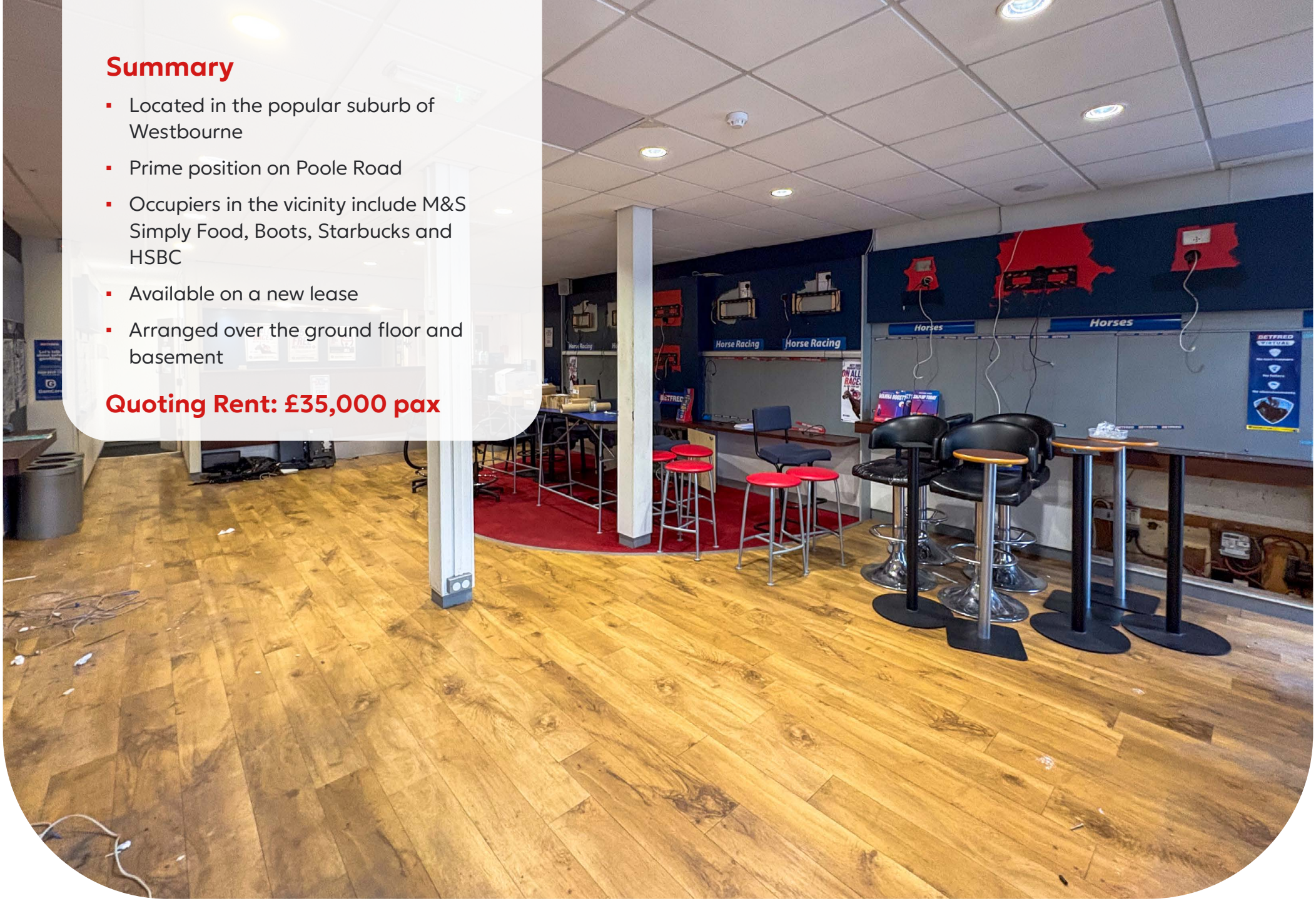
Prime Shop Premises Located In The Popular Suburb Of Westbourne

1,580 SQ FT // 146.80 SQ M

Summary

- Located in the popular suburb of Westbourne
- Prime position on Poole Road
- Occupiers in the vicinity include M&S Simply Food, Boots, Starbucks and HSBC
- Available on a new lease
- Arranged over the ground floor and basement

Quoting Rent: £35,000 pax



ref: s429181

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Location

- The popular Bournemouth suburb of Westbourne is situated approximately 1.5 miles west of the town centre
- Westbourne is characterised by its wide variety of good quality independent retailers, together with numerous multiples
- The multiples in Westbourne include **Marks and Spencers Simply Food, Boots, Coffee # 1, Starbucks, Iceland, Subway** and **Tesco Express**
- The premises occupies an excellent trading position within the principal shopping thoroughfare of Poole Road, adjacent to Gossip

Nearby Occupiers

M&S FOOD Boots Coffee#1

Iceland SUBWAY TESCO

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

Description

- Arranged over the ground floor and basement
- In its current layout the premises benefits from a good size sales area with multiple cloakrooms located to the rear, in addition to a staff room with kitchenette
- The basement is accessed via an internal staircase and is suitable for further storage
- There is 1 allocated car parking space located to the rear

Accommodation

	sq m	sq ft
Ground Floor	96.71	1,041
4 W.C's With Wash Hand Basins	-	-
Kitchenette	-	-
Basement	50.09	539
Total net internal area approx.	**146.80**	**1,580**







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 **£35,000 per annum**, exclusive of all other outgoings.

Planning

An application for a change of use is due to be submitted for a change of use from Sui Generis to Class E.

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Rateable Value

£30,000 (1st April 2026)
Rate payable at 38.2p in the pound (Year commencing 1st April 2026)

EPC Rating

B - 42

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.

goadsby
goadsby.com
01202 550066

Grant Cormack 07776 217453
grant.cormack@goadsby.com

Edd Watts 07968 299408
edd.watts@goadsby.com

Jake Walker 07834 060918
jake.walker@goadsby.com

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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Offices in Dorset and Hampshire.

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