



RETAIL

TO LET

Retail Opportunity
Located On A Busy
Main Thoroughfare

Small Business Rate Relief
Available Subject To Terms

604 SQ FT // 56.11 SQ M

Summary

- Located amongst numerous retailers, café, hot food takeaway and office occupiers
- Most recently trading as a cafe
- A variety of uses to be considered, within Use Class E
- Small business rates relief available

Quoting Rent: £12,500 pax





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Location

- The premises occupies an established trading position within Parkstone’s principal shopping thoroughfare of Ashley Road, where numerous multiple retailers can be found together with a variety of independent outlets.
- The property occupies a prime position, located amongst numerous national occupiers including **Waitrose**, **Boots**, **Iceland**, **Greggs** and **Papa Johns**.
- Between the hours of 8am and 6pm Monday to Saturday 30 minutes unlimited roadside parking is available throughout Ashley Road.

Nearby Occupiers



Description

- The premises benefits from a good sized sales area
- Kitchenette, WC with wash hand basin and store, located to the rear

Accommodation

	sq m	sq ft
Sales area	50.50	544
Store	5.61	60
Plus Kitchenette	-	-
Plus WC with wash hand basin	-	-

Total net internal area approx. 56.11 604



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 **£12,500 per annum** exclusive of all other outgoings.

Rateable Value

£10,750 (1st April 2026)

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

EPC Rating

tbc

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: s354918

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.

 233 Ashley Road, Parkstone, Poole, Dorset, BH14 9DS



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