

**TO LET**

**LOCK UP RETAIL/OFFICE PREMISES  
FRONTING BUSY MAIN THOROUGHFARE**

**100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)**



RETAIL

goadsby

**120 BOURNEMOUTH ROAD**  
PARKSTONE, POOLE, DORSET BH14 9HY

## SUMMARY >

- FRONTING EXTREMELY BUSY THOROUGHFARE
- A STRONG TRADING POSITION IN AN AFFLUENT AND SOUGHT-AFTER SUBURB OF POOLE
- THE PROPERTY WOULD SUIT A VARIETY OF USES WITHIN USE CLASS E
- REAR CAR PARKING FOR 2-3 VEHICLES

QUOTING RENT: £9,000 PER ANNUM EXCL.



REF:  
s290782

120 BOURNEMOUTH ROAD  
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## Location

- The property occupies a position fronting Bournemouth Road
- Bournemouth Road is one of the main thoroughfares from Bournemouth to Poole Town Centre
- Located in the vicinity of **TESCO EXPRESS, MORRISONS DAILY, MACHINE MART** and **MAJESTIC WINE**



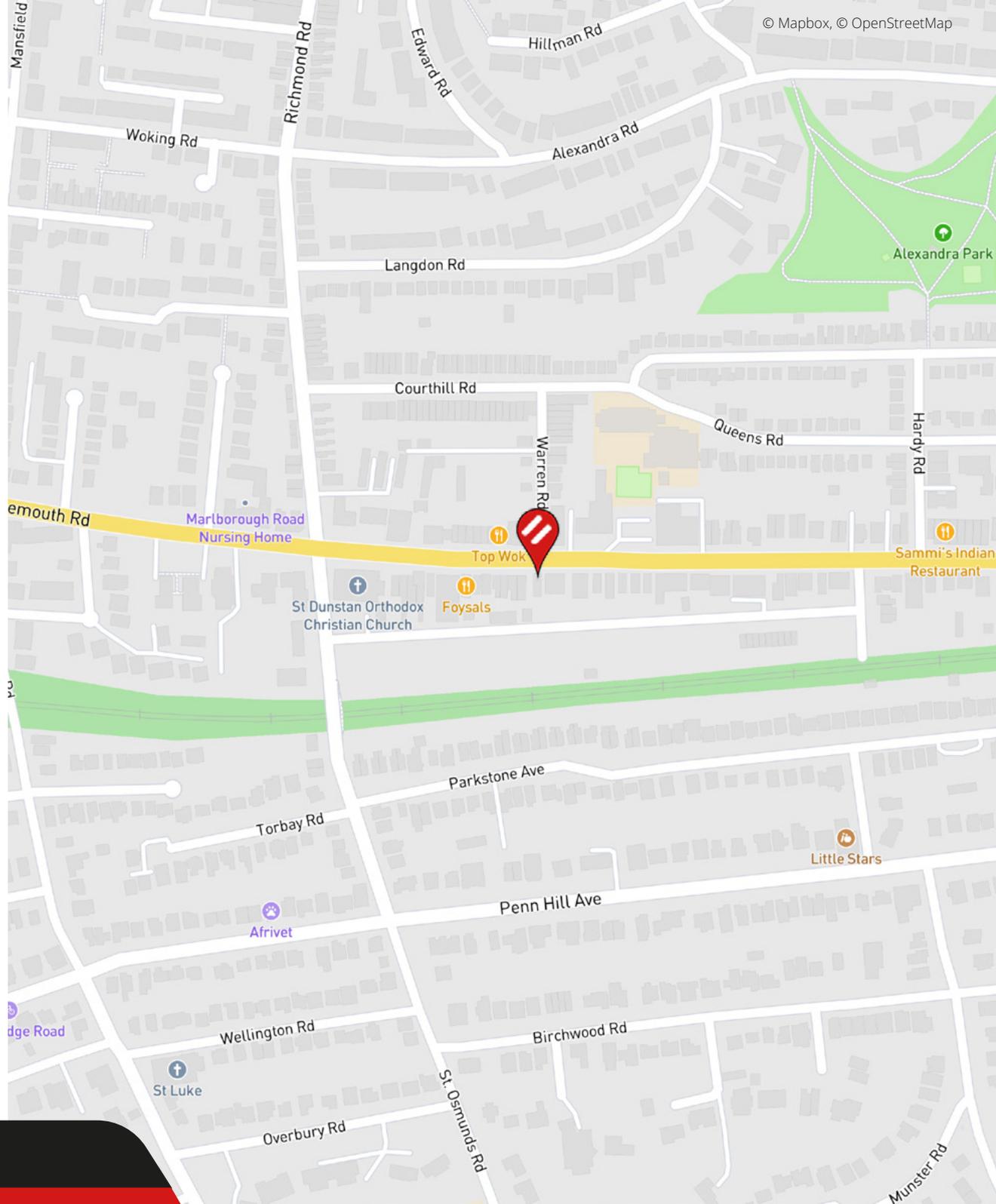
## Description

- Lock up shop premises
- A WC with wash hand basin and kitchenette are located to the rear
- Parking for 2-3 vehicles, accessed via Florence Road
- Benefits from a forecourt to the front of the premises

## Accommodation

Ground Floor NIA      377 sq ft      35.08 sq m

Kitchenette  
WC with wash hand basin





## 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 rent of **£9,000 per annum, exclusive** of rates, VAT and insurance premium, payable quarterly in advance by standing order.

## Rateable Value

**£7,400** (from 1<sup>st</sup> April 2026)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 38.2p in the £ (year commencing 1<sup>st</sup> 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.

## Viewing

Strictly by prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



### Edd Watts

edd.watts@goadsby.com  
07968 299408

### Jake Walker

jake.walker@goadsby.com  
07834 060918



## 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 once a sale 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 once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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)