

**TO LET**

**HIGH STREET PREMISES**

**1,331 SQ FT // 102 SQ M**



RETAIL

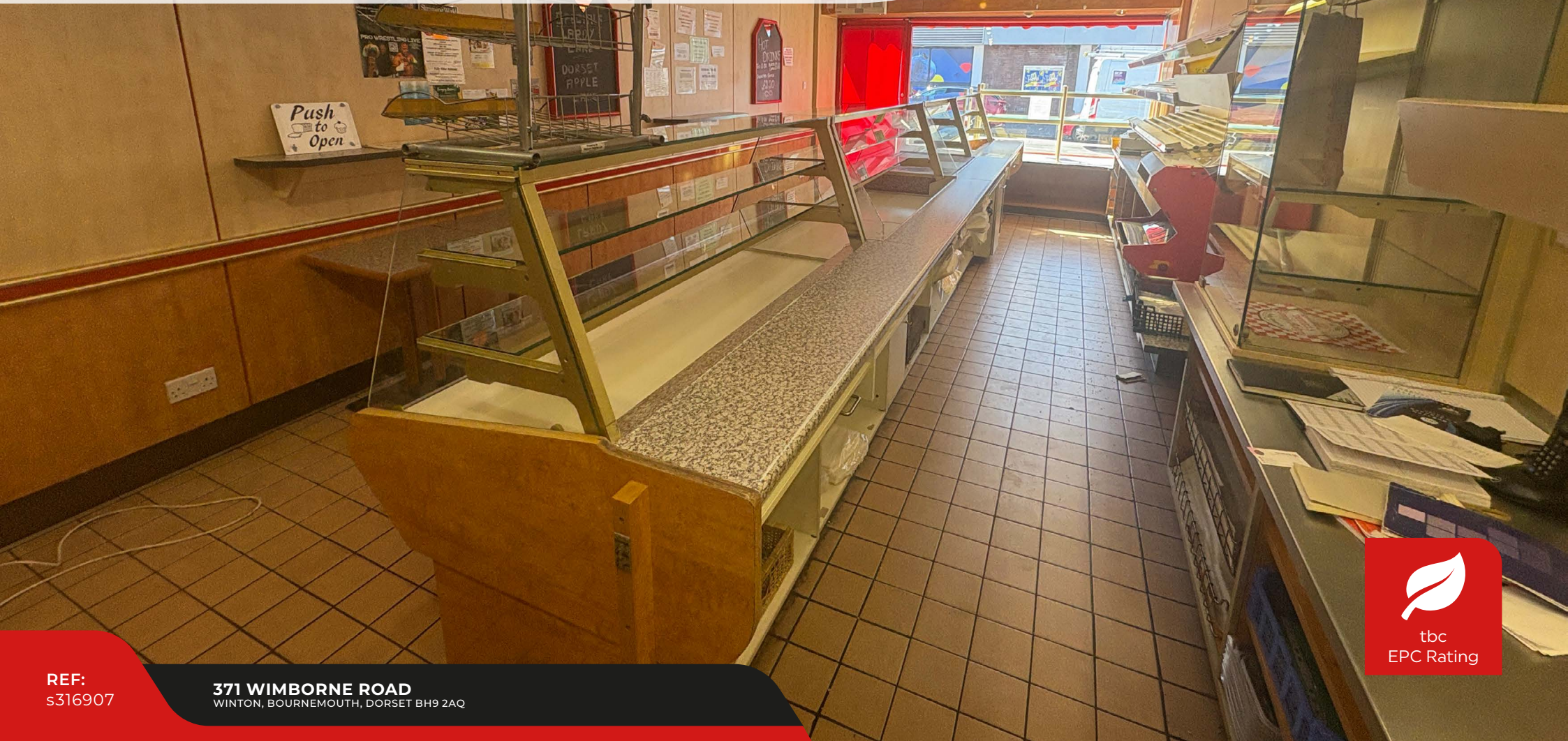
goadsby

**371 WIMBORNE ROAD**  
WINTON, BOURNEMOUTH, DORSET BH9 2AQ

## SUMMARY >

- GOOD TRADING POSITION ON WINTON HIGH STREET
- POPULAR BOURNEMOUTH SUBURB
- ARRANGED OVER GROUND AND FIRST FLOORS
- VARIETY OF USES TO BE CONSIDERED WITHIN USE CLASS E
- LIMITED WAIT ROAD HIGH STREET PARKING THROUGHOUT WIMBORNE ROAD
- AVAILABLE BY WAY OF A LEASE ASSIGNMENT EXPIRING SEPTEMBER 2027

**CURRENT PASSING RENT: £18,500 PER ANNUM EXCL.**



REF:  
s316907

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## Location

- Winton is a busy and popular suburb, approximately 2 miles to the north of Bournemouth Town Centre
- Established retail position
- Located amongst a number of multiple and national occupiers
- Bournemouth University approximately 1.2 miles
- Densely populated surrounding area



Coffee#1



## Description

- Good sized ground floor sales area
- Rear storage/WC with wash hand basin
- First floor is accessed via an internal staircase from the rear of the ground floor and comprises of a front store/office with a main store and WC with wash hand basin

## Accommodation

Sales Area	600 sq ft	56.35 sq m
Ancillary Storage	251 sq ft	23.42 sq m
First Floor	480 sq ft	44.58 sq m

Total 1,331 sq ft 102 sq m

2 x WCs  
Kitchenette



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## Terms

The premises are held on the residue of a full repairing and insuring lease which expires on 28<sup>th</sup> September 2027. The current passing rent is £18,500 per annum exclusive, payable quarterly in advance by standing order. There are no further rent reviews or break options. A new lease may be considered, subject to terms.

## Rateable Value

**£15,500 (from 1.4.26)** 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.



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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 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 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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