



TO LET

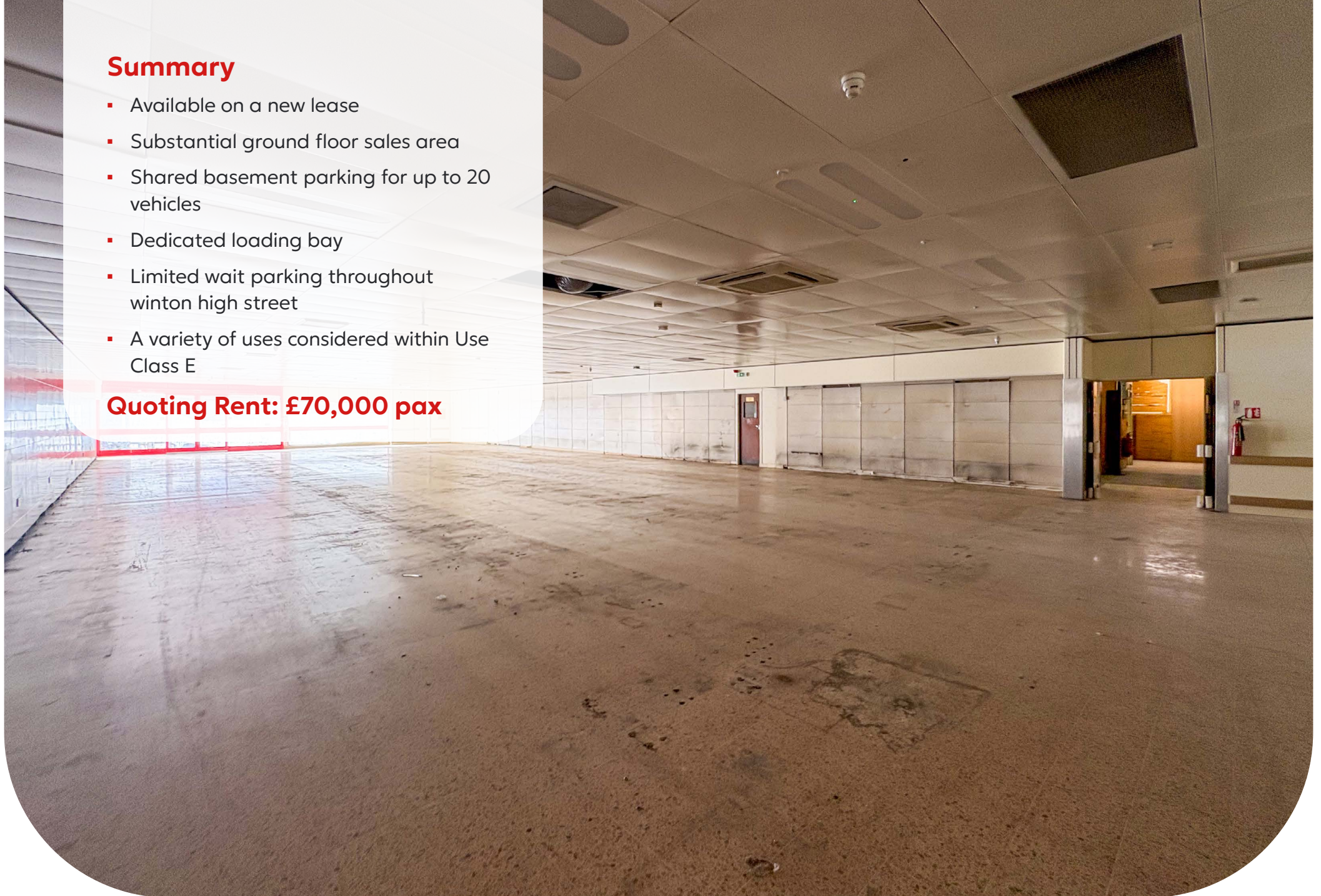
Substantial Retail/
Leisure Opportunity
In Popular
Bournemouth
Suburb

5,814 SQ FT // 540.32 SQ M

Summary

- Available on a new lease
- Substantial ground floor sales area
- Shared basement parking for up to 20 vehicles
- Dedicated loading bay
- Limited wait parking throughout winton high street
- A variety of uses considered within Use Class E

Quoting Rent: £70,000 pax





Location

- Winton is a busy and popular suburb approximately 2 miles to the north of Bournemouth Town Centre
- The area is an established retailing location and there is an array of national, regional and local retailers
- The property is located prominently on the eastern side of Wimborne Road, in the vicinity of occupiers such as **B&M, Snap Fitness, Coffee #1, Wetherspoons, Consol and Loungers**
- Limited roadside parking is available throughout Wimborne Road with the basement parking accessible via Luther Road

Nearby Occupiers



Coffee#1

wetherspoon

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

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Description

- A substantial end of terrace retail/leisure opportunity, arranged over the ground floor, first floor and basement
- The ground floor consists of a large sales area with access via the rear to storage and staff facilities, including the goods lift
- The first floor is accessed via an internal staircase and provides a staff room with kitchenette and staff cloakrooms
- The basement consists of further areas for storage, in addition to access to the loading bay and goods lift
- The basement parking is accessed via Luther Road and provides shared parking for approximately 20 vehicles

Accommodation

Ground floor

Sales area	412.42	4,439
Ancillary	56.16	664

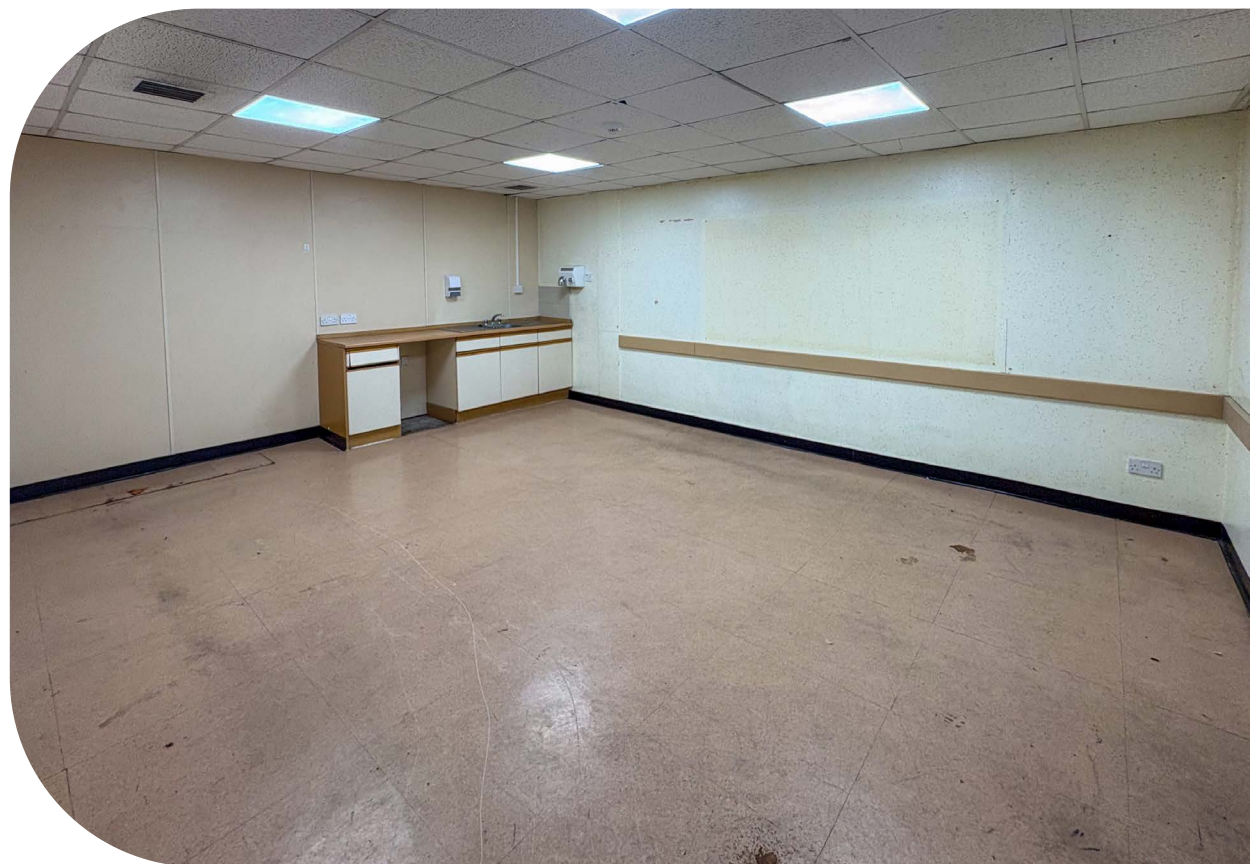
First floor

Staff room with kitchenette	26.73	288
Store room	5.53	60

Basement	39.45	425
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Shared basement parking	Up to 20 vehicles	
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Total net internal area approx.	540.32	5,814
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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 **£70,000 per annum**, exclusive of all other outgoings.

Rateable Value

£64,500 (1st April 2026)

Rate payable at 43p in the pound (Year commencing 1st April 2026)

EPC Rating

E - 118

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.

Service Charge

There is a service charge payable & the budget is currently £11,157, being 53% of the overall budget.



ref: s379581

Viewings

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



Grant Cormack 07776 217453
grant.cormack@goadsby.com

Edd Watts 07968 299408
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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.

Unit 1, 467-471 Wimborne Road, Winton, Bournemouth, Dorset, BH9 2AN



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