



TO LET

Double Fronted Retail Premises

100% Small Business
Rates Relief Available
(Subject to Terms)

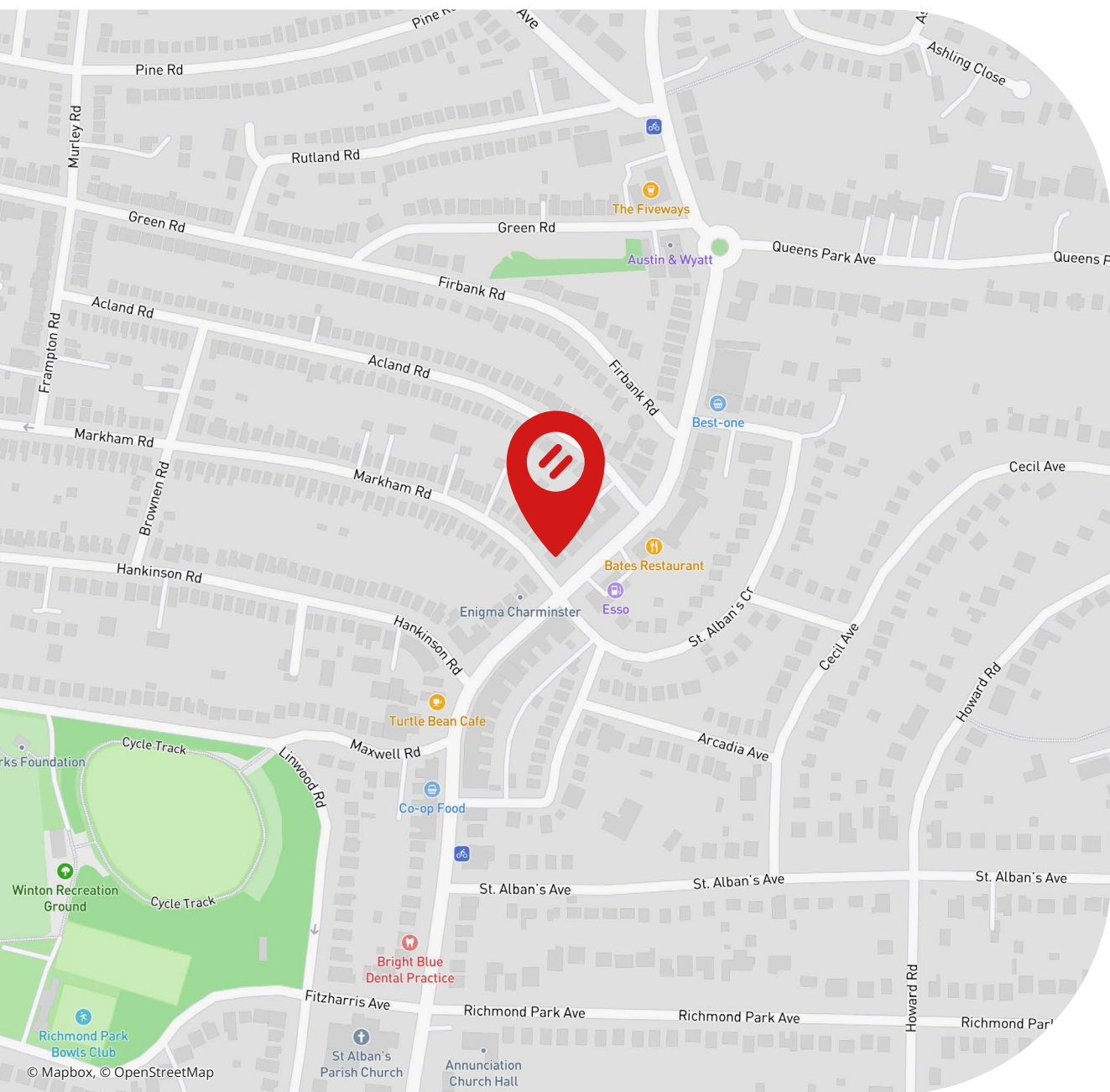
810 SQ FT // 75.31 SQ M

Summary

- Class E opportunity to be provided in a white box condition
- New shop front to be installed
- Limited wait roadside parking to the front
- Suitable for a variety of uses within use Class E

Quoting Rent: £11,500 pax





Location

- The premises are located prominently fronting Charminster Road. Charminster is a densely populated residential suburb of Bournemouth, approximately 2 miles North West of Bournemouth Town Centre
- The area is characterised by its mix of local independent retailers together with a number of professional service providers and cafes/restaurants
- Limited wait roadside parking is available to the front of the premises

Description

- This double fronted retail premises benefits from a prominent corner position fronting Charminster Road
- Main sales area with ancillary storage and staff facilities located to the rear
- To be provided in a white box condition with a new shop front to be installed

Accommodation

	sq m	sq ft
Sales area	64.86	698
Ancillary	10.45	112
W/C with wash hand basin	-	-
Total area approx.		5.31 810



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 **£11,500 per annum**, exclusive of all other outgoings.

Rateable Value

£13,000 (1st April 2026)

Rates payable at 38.2p in the £ (year commencing 1st April 2026)

EPC Rating

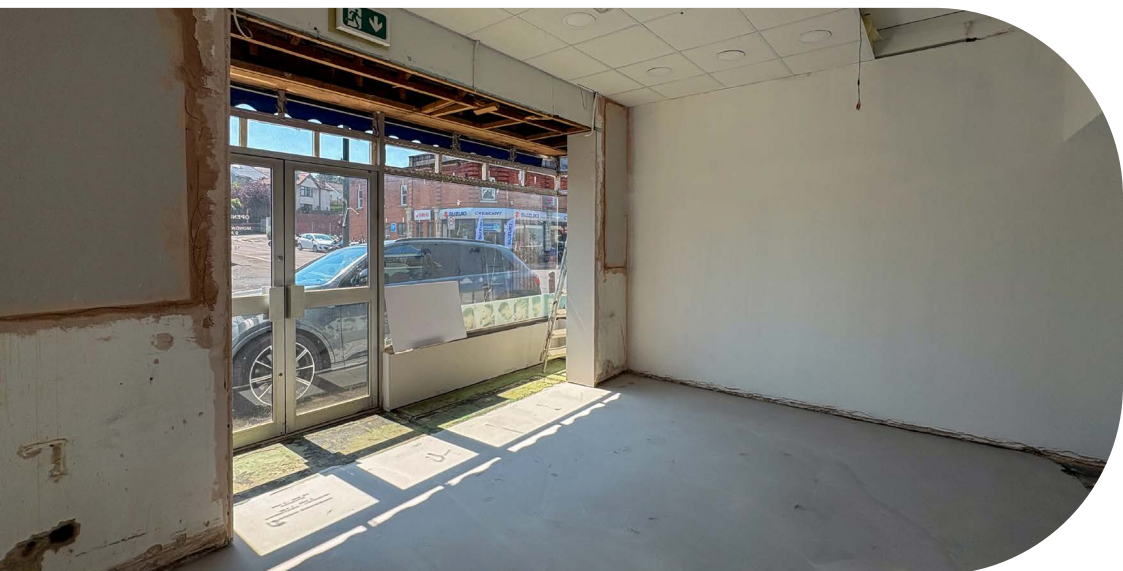
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Legal Costs

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.



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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.



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