goadsby

465 Poole Road
Branksome, Poole, BH12 1DH

RETAIL



TO LET

Lock up retail premises fronting busy main thoroughfare

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

491 SQ FT // 45.19 SQ M

Summary

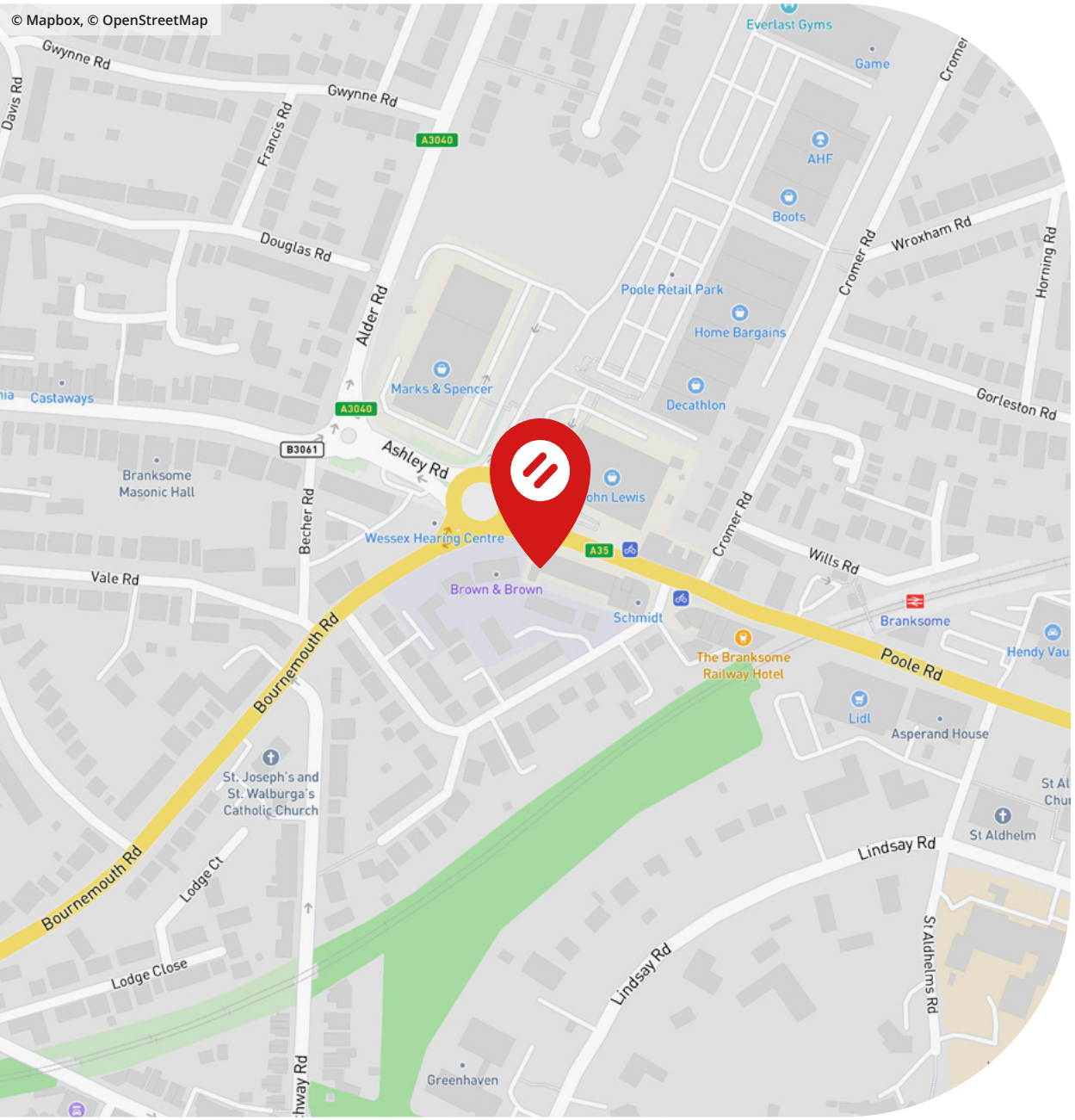
- Lock up retail premises benefiting fom a strong trading position fronting busy main thoroughfare
- Opposite Poole Retail Park
- The property would suit a variety of uses within Use Class E
- Available by way of a new lease

Quoting Rent: £10,750 pax



ref: s429835

465 Poole Road, Branksome, Poole, BH12 1DH



Location

- The property occupies a strong trading position fronting Poole Road
- Poole Road is one of the main thoroughfares from Bournemouth to Poole town centre
- Poole Retail Park is situated opposite the premises, where occupiers include John Lewis Home Stores, Decathlon, M&S Food Hall and TK Maxx

Nearby Occupiers

John Lewis M&S FOOD

TK maxx DECATHLON

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

Description

- An end of terrace property comprising of a main ground floor sales area together with an ancillary store located towards the rear
- The premises benefits from a WC with wash hand basin
- Suitable for a variety of uses within Use Class E
- Limited wait parking located to the front

Accommodation

	sq m	sq ft
Total net internal area approx.	**45.19**	**491**





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 **£10,750 per annum**, exclusive of all other outgoings.

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Rateable Value

£9,600 (1st April 2026)
Rate payable at 38.2p in the £ (Year commencing 1st April 2026)

EPC Rating

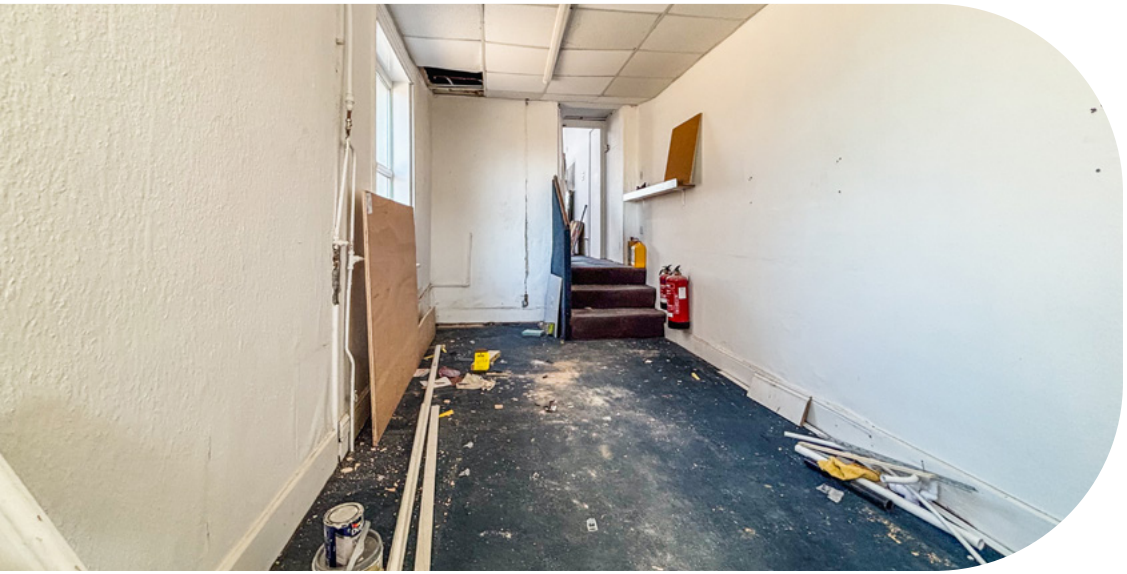
E - 116

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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