



TO LET

Class E Unit
In Popular
Bournemouth
Suburb

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

514 SQ FT // 47.76 SQ M

Summary

- Lock up retail premises
- Located in the popular bournemouth suburb of charminster
- Suitable for a variety of uses (S.T.P.P)
- One car parking space
- Available by way of a new lease

Quoting Rent: £10,500 pax





Location

- The premises are located centrally, within Charminster, a busy and popular suburb of Bournemouth, which is located approximately 3 miles of the north of the Town Centre.
- Charminster Road is characterised by its wide variety of independent retailers, coffee shops, restaurants, takeaways and bars.
- There are also a number of independent financial and professional service providers located.

Nearby Occupiers



Description

- This mid-terrace property provides an open plan sales area on the ground floor with ancillary storage facilities to the rear and a single WC and wash hand basin.
- To the rear of the property there is one allocated car parking space.

Accommodation

	sq m	sq ft
Sales area	47.76	514
WC with wash hand basin	-	-
One allocated car parking space	-	-

Total net internal area approx.

47.76

514



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 **£10,500 per annum**, exclusive of all other outgoings.

Rateable Value

£11,000 (1st April 2026)

Rate payable at 38.2p in the pound (Year commencing 1st April 2026)

EPC Rating

D - 83

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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