

# TO LET

## Retail Shop (Class E)

at

366 Charminster Road  
Charminster  
Bournemouth  
BH8 9RX

- ❖ Busy main thoroughfare location
- ❖ Former café (Class E)
- ❖ Shop 321 sq ft  
Store 157 sq ft
- ❖ New lease
- ❖ Rent £10,200 per annum exclusive
- ❖ No Rates - Subject to Status
- ❖ Sole Agents



## LOCATION

The property is situated in lower Charminster on this busy arterial road and bus route just before The Fiveways Roundabout in an established popular trading location serving the immediate densely populated vicinity of Charminster, Winton and affluent Queens Park.

There is limited on street car parking opposite the parade and parking in adjacent side roads.

## ACCOMMODATION

Ground floor	
<u>Shop</u>	
Internal Width	10' max
Depth	36' max
Net floor Area	321 sq ft
<u>Cloakroom/WC</u>	
<u>Stock Cupboard</u>	
<u>Rear Store</u>	157 sq ft

### Outside

To the rear is one onsite car space and service yard.

## LEASE

The premises are offered by way of a new lease, terms to be agreed, at a commencing rent of **£10,200** per annum exclusive, subject to periodic reviews.

## SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £6,300 (From April 2026)

Small business rate relief will apply, subject to status

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C

The full EPC and recommendations report are available on request.

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Viewing strictly by appointment through sole agents:-



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