



Suite 27 Briggs House
26 Commercial Road
Poole, BH14 0JR

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TO LET

RETAIL UNIT TO LET IN BROADSTONE
905 SQ FT (84 Sq M) APPROX.

183 LOWER BLANDFORD ROAD, BROADSTONE, POOLE, BH18 8DH



LOCATION

Located in the heart of Broadstone, this well-positioned commercial unit benefits from high footfall, strong local amenities, and excellent access to public transport. Situated along the busy Lower Blandford Road, the property is just moments from Broadstone Roundabout — a key junction offering seamless access to major routes across Dorset, including the A349 (towards Poole and Wimborne) and the A3049 (connecting to Bournemouth and Ferndown).

Benefitting from plentiful on street parking, Broadstone is a vibrant local centre with a mixture of local retailers, as well as M&S Food, Boots the Chemist, Tesco Express, G&T World of Cards and Hays Travel.

On-street parking is available directly in front of the unit, with a 78-space public car park also just a short walk away if necessary. Poole Town center lies approximately four miles to the south.

DESCRIPTION

The premises comprise a prominent ground floor self contained retail unit with a wide glazed frontage and recessed level entrance.

The front section is currently fitted with a suspended ceiling. To the rear of the unit is a kitchen and staff WC.

There are 2 parking spaces to the rear.

ACCOMODATION

The net internal floor areas are summarised as follows:

Retail Area

Internal Width	-	4.39 m increasing to 5.08 m
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Internal Depth	-	21.08 m
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Retail Area	-	84 m ²	905 ft ²
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Cloakroom / WC

OUTSIDE

There is 2 designated car parking spaces at the rear of the property.

KEY FEATURES

- **Popular and vibrant local centre**
- **Attractive shop front**
- **Plentiful shoppers parking in vicinity**
- **Staff parking spaces to rear of property**

PLANNING

The property has previously been used for retail (Class E). Interested parties are advised to check with BCP council as to their proposed use.

RATING

The property is listed on the Valuation Office Agency website with a Rateable Value of £17,500 (April 2023).

Interested parties should make enquiries of the local authority to verify the business rates payable.

EPC

The building is currently assessed with an energy performance rating of Band B. The full Energy Performance Certificate and recommendations report are available at:

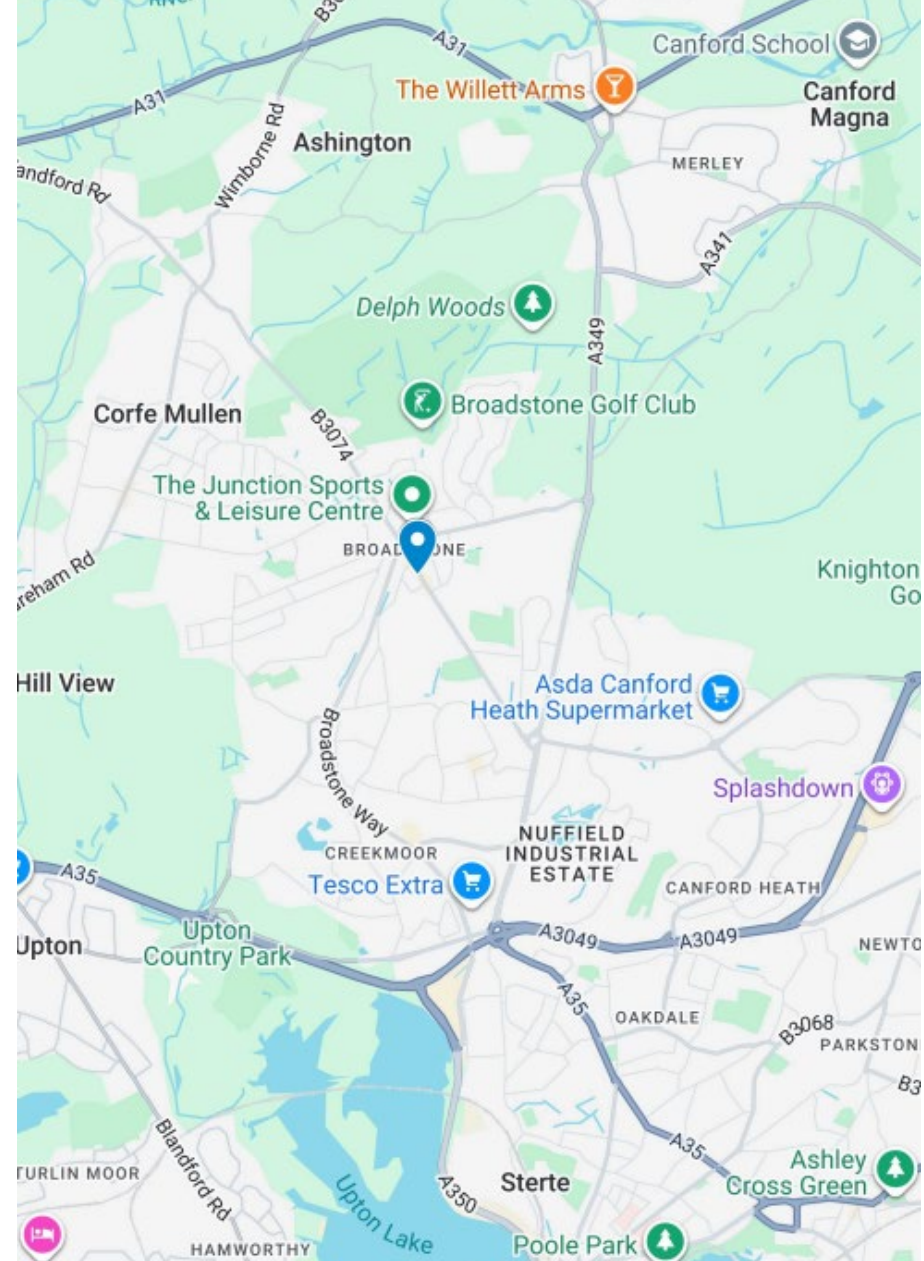
<https://find-energy-certificate.service.gov.uk/energy-certificate/0237-0200-2304-9600-1614>

LEASE

New full repairing and insuring lease for a term to be agreed.

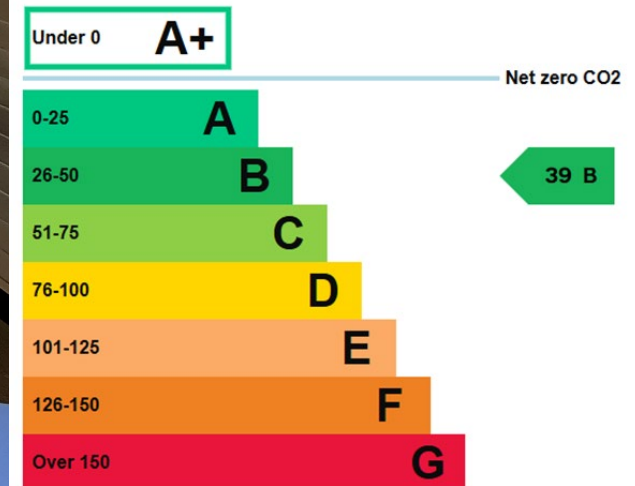
RENT

£18,000 per annum exclusive.





This property's energy rating is B.



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LEGAL COSTS

Each party to pay their own legal fees incurred in the transaction.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

CODE FOR LEASING BUSINESS PREMISES

Applicants looking to lease a business premises through James and Sons are advised of the existence of the RICS Code for leasing business premises. Furthermore, we recommend that all applicants obtain professional advice from an independent RICS member or other property professional.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed Tenant 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 tenant once terms have been agreed.



PEOPLE AND PROPERTY SINCE 1873

VIEWING

STRICTLY by appointment through James & Sons – contact:

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