



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

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TO LET

**DOUBLE FRONTED RETAIL UNIT TO LET
1385 SQ FT (128.67 SQ M) APPROX.
188-190 ASHLEY ROAD, POOLE, BH14 9BY**



LOCATION

The premises is positioned on a busy and established retail parade in Ashley Road, Upper Parkstone. As well as benefiting from good volumes of passing traffic, there is a steady local footfall, and good visibility with wide frontage along this key route between Poole and Bournemouth. The premises adjoin a local convenience store and public house. The immediate surrounds are medium to high density residential.

Ashley Road occupiers include a variety of national retailers, banks, public houses, cafes and restaurants as well as a variety of local retailers and businesses. The area is well served by regular bus services and benefits from on-street parking.

DESCRIPTION

The property comprises a prominent modern self-contained ground-floor, double fronted retail unit. It has a main open plan retail floor area, separate WC and an office with a small kitchenette. There is access to the rear of the building (and parking space) via Carnegie Close, Layton Road and Davis Road.

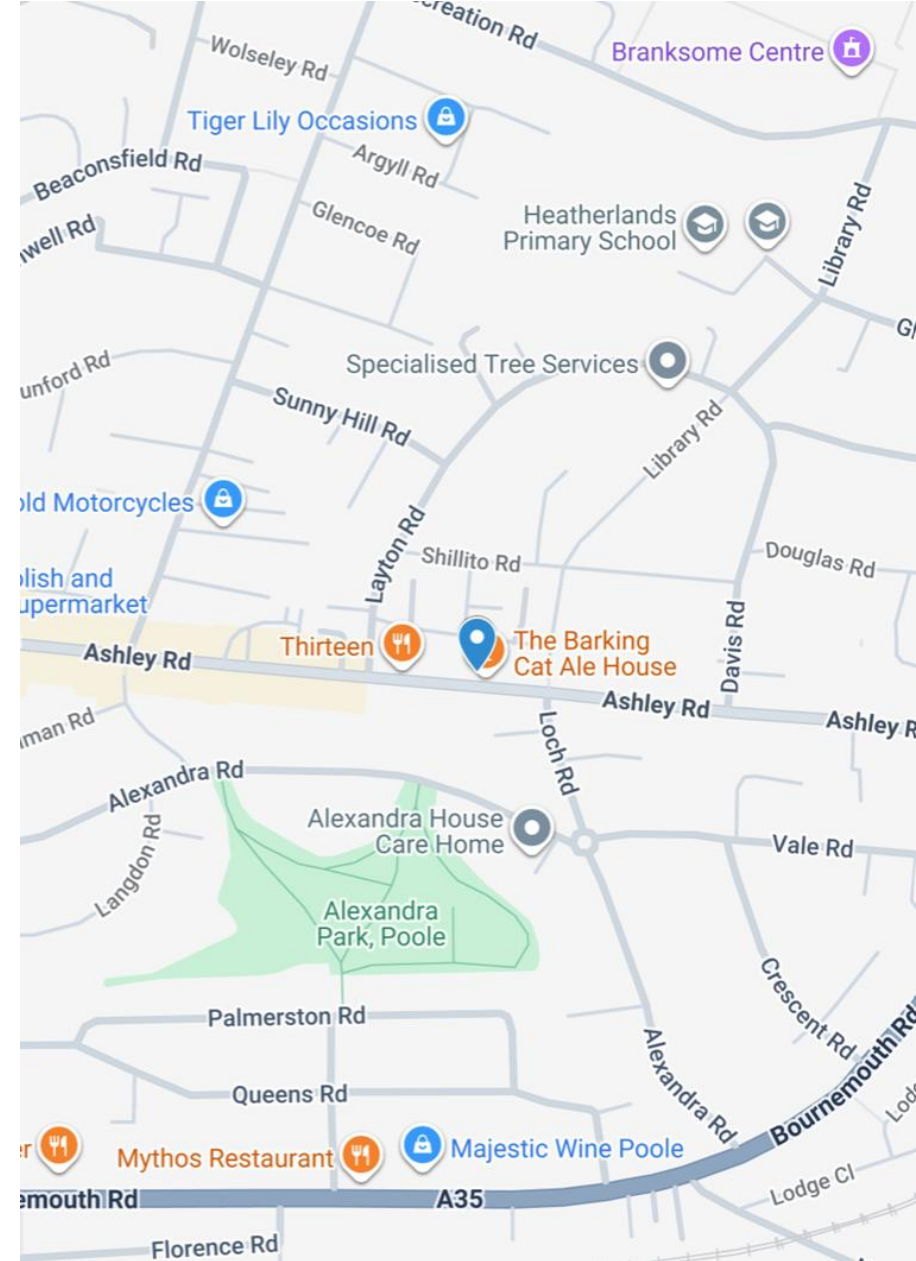
ACCOMMODATION

The accommodation, with approximate dimensions, is as follows:-

Maximum Depth	43'3" (12.19 metres)
Maximum Width	34'8" (8.56 metres)
Retail / Ancillary	1335 sq ft (48.76 sq m)
Office	50 sq ft (4.64 sq m)
Total	1385 sq ft (128.67 sq m)

KEY FEATURES

- Prominent Established modern retail parade
- 1 demised parking space to the rear



PLANNING

The property has previously been used as a bookmakers within planning Class Suis Generis (Bookmakers). 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 £20,250 (April 2026).

More details can be found at:

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/1406806000>

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

EPC

Band C

More details can be found at: [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

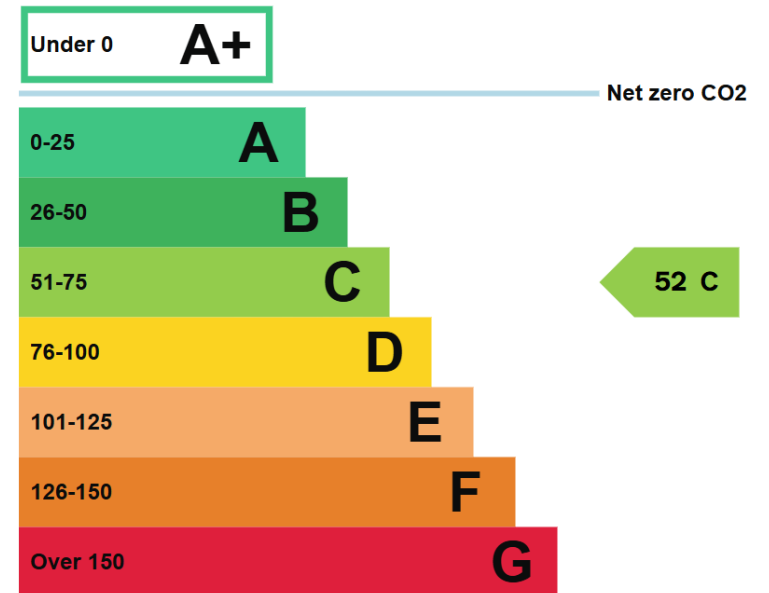
LEASE

New full repairing and insuring lease to be granted incorporating three-yearly rent reviews.

RENT

£17,500 per annum exclusive.

This property's energy rating is C.





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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