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26 Commercial Road  
Poole, BH14 0JR

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**TO LET**

**RETAIL UNIT TO LET – BROADSTONE  
868 SQ FT (80.7 Sq M) APPROX.  
9 DUNYEATS ROAD**

## LOCATION

The premises occupy a prominent position on Dunyeats Road, one of the principal approach routes leading into The Broadway, Broadstone's busy and well-supported local centre.

Broadstone is a popular and well-established suburban location approximately 3 miles north-east of Poole. The area is known for its strong community character, reputable schools and accessible retail core, with a wide range of independent and national occupiers situated along The Broadway.

## DESCRIPTION

The property comprises a ground-floor mid-terrace retail unit with the added benefit of forecourt seating to the front. Internally, the accommodation provides a welcoming front retail area, leading through to a rear café space and a light conservatory seating area. The unit is further supported by a fitted kitchen and an accessible W/C, making it well-suited for a range of café or retail uses.

## ACCOMMODATION

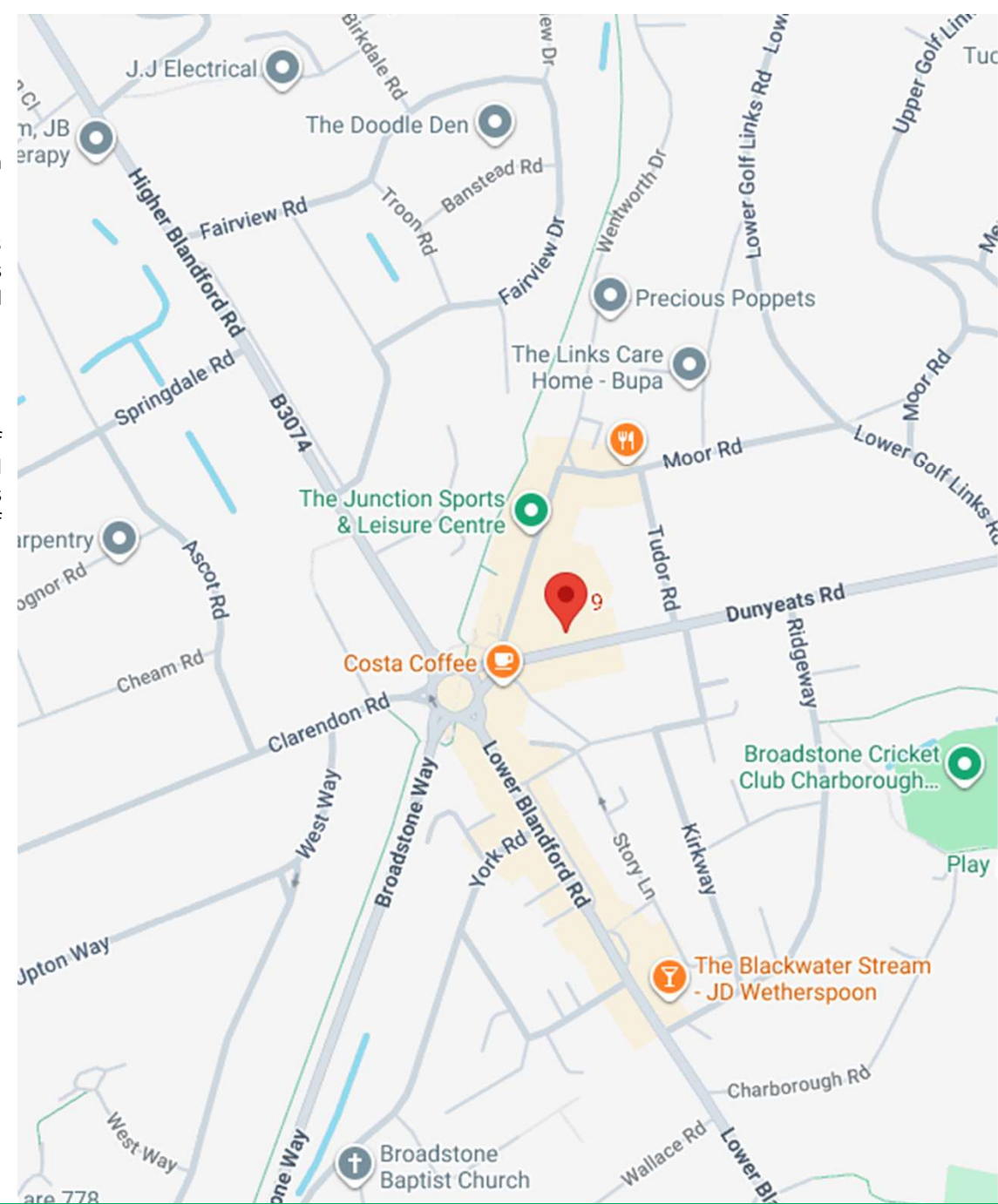
The accommodation comprises the following approximate areas :

Net Internal Area:

Retail	524 sq ft (48.76 sq m)
Conservatory and Rear Café	290 sq ft (27.09 sq m)
Kitchen	54 sq ft (5.05 sq m)
<b>Total</b>	<b>868 sq ft (80.9 sq m)</b>

## KEY FEATURES

- Vibrant local centre
- Good on street and public parking nearby
- EPC Band B
- 1 parking space to the rear



## PLANNING

The property has previously been used as a café (within planning 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 £14,500 (April 2026).

More details can be found at:

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/72076172>

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

## EPC

B

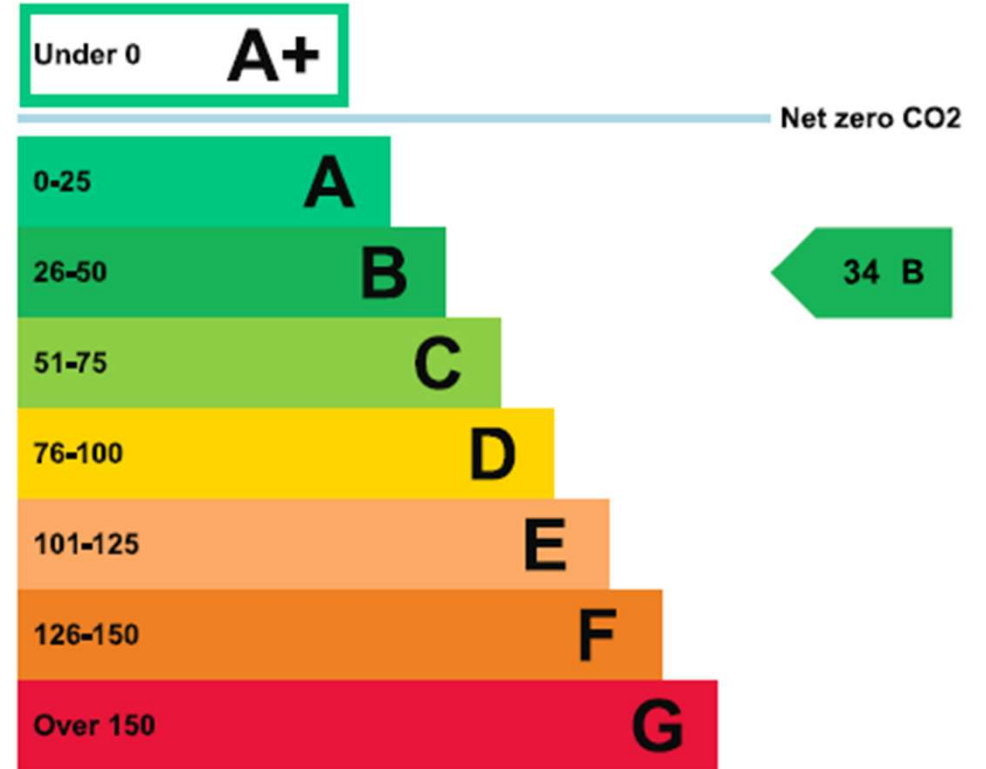
More details can be found at: <https://find-energy-certificate.service.gov.uk/energy-certificate/9218-6034-8002-0704-4406>

## LEASE

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

## RENT

£16,000 per annum exclusive.





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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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