



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

Tel: 01202 673131

Email: [properties@jamesandsons.co.uk](mailto:properties@jamesandsons.co.uk)



**TO LET**

**RETAIL UNIT AND FLAT TO LET – ASHLEY CROSS  
1,190 SQ FT (110.6 Sq M) APPROX.  
5 BOURNEMOUTH ROAD, LOWER PARKSTONE, BH14 0EF**



## LOCATION

The premises occupy a prominent position on Bournemouth Road, across the road from Ashley Cross Green. Ashley Cross is a well-established and sought-after district known for its mix of independent cafés, restaurants, boutique retailers and professional services, all centered around The Green.

The property is situated just a few minutes' walk from Parkstone Station, which provides direct rail services to Poole, Bournemouth, Southampton and London Waterloo, making the location highly accessible for both local and regional travel. Bus services are frequent and available immediately outside the premises, offering convenient links across the wider Bournemouth Poole, Christchurch conurbation.

## DESCRIPTION

The property comprises a ground-floor mid-terrace retail unit with first floor, one bedroom flat.

## ACCOMMODATION

The ground accommodation comprises the following approximate areas :

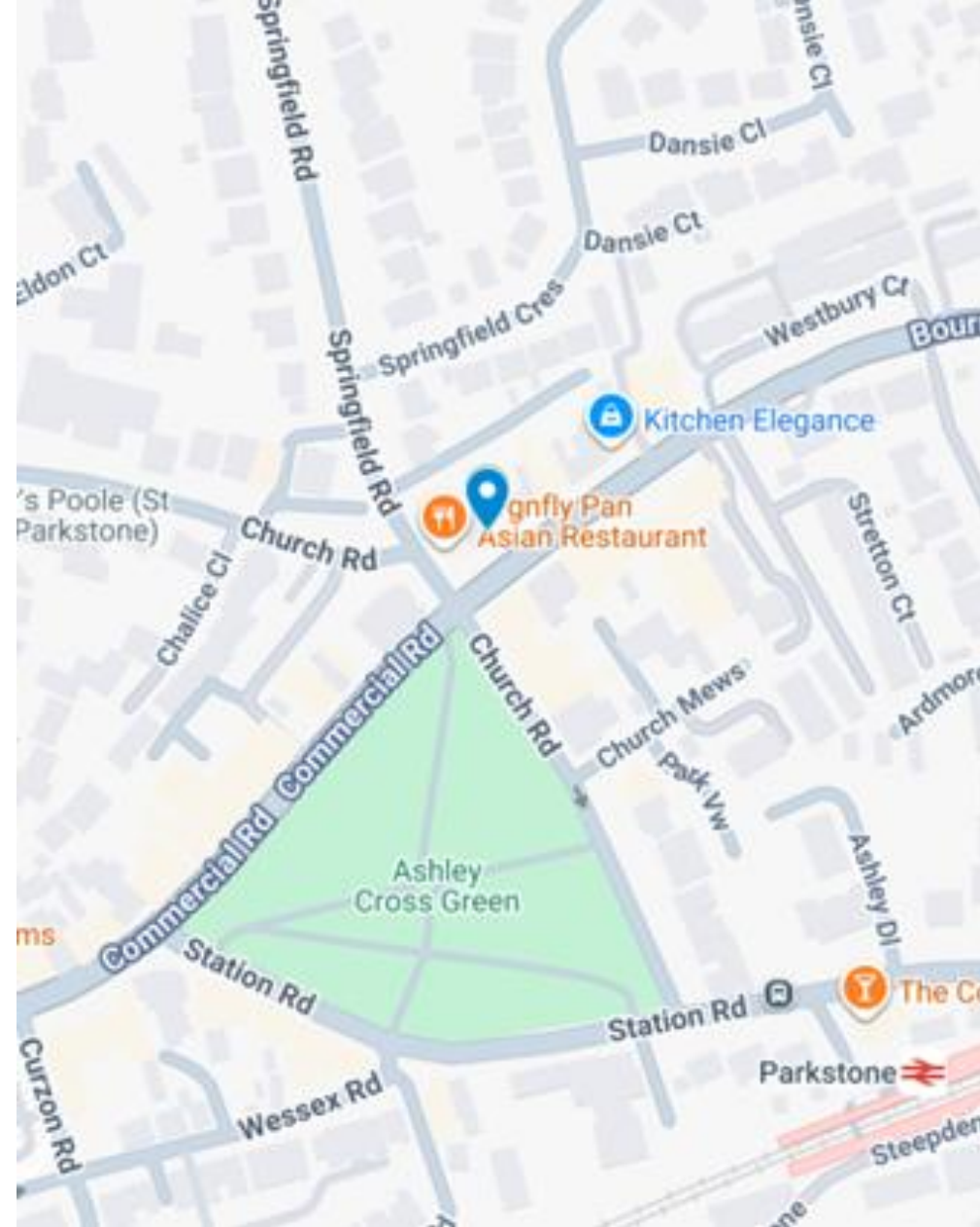
Retail	36.29 sq m (391 sq ft)
Max depth	8.98 sq m (97 sq ft)
Max width	5.20 sq m (56 sq ft)
Office	12.31 sq m (136 sq ft)
<b>Total</b>	<b>48.60 sq m (523 sq ft)</b>

First floor Flat comprises the following approximate areas :

<b>Total</b>	<b>62 sq m (667 sq ft)</b>
--------------	----------------------------

## KEY FEATURES

- Vibrant local centre
- Convenient transport links
- 2 car parking spaces at rear



## PLANNING

The property has previously been used for professional services (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 £13,000 (April 2026).

More details can be found at:

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/101350172>

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

The flat is assessed at Council Tax Band A.

More details can be found at:

<https://www.tax.service.gov.uk/check-council-tax-band/property/51c72a1e-91e4-6bdd-b940-97f663e07f10>

## EPC

The retail unit is assessed at EPC Band D.

More details can be found at

<https://find-energy-certificate.service.gov.uk/energy-certificate/9415-5946-7870-2645-3065>

The flat is assessed at EPC Band E.

More details can be found at:

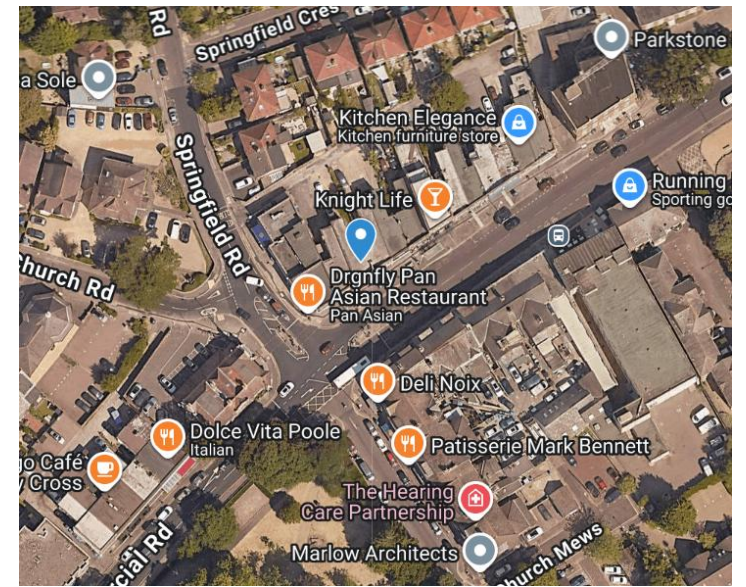
<https://find-energy-certificate.service.gov.uk/energy-certificate/8710-6129-9810-5849-4222>

## LEASE

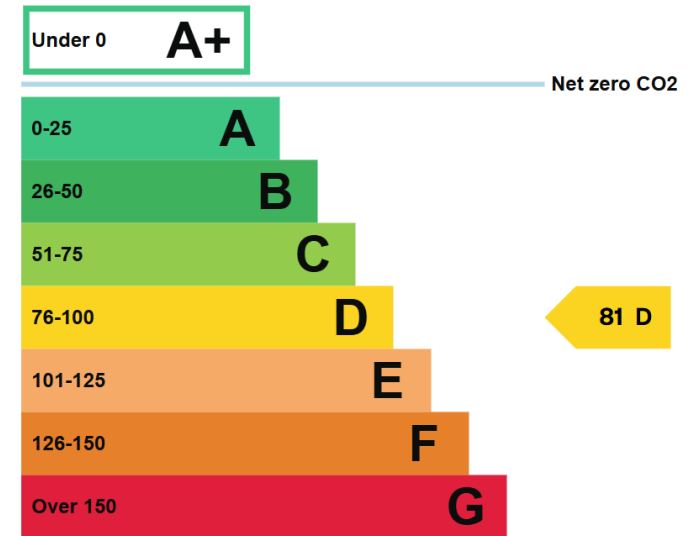
New full repairing and insuring lease to be granted incorporating three-yearly rent reviews.

## RENT

**£21,000** per annum exclusive.



This property's energy rating is D.





Call us on 01202 673131

Visit [www.jamesandsons.co.uk](http://www.jamesandsons.co.uk)



Call us on 01202 673131

Visit [www.jamesandsons.co.uk](http://www.jamesandsons.co.uk)

## 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:

**Simon Walsham**

Tel: 01202 673131

Email [simonwalsham@jamesandsons.co.uk](mailto:simonwalsham@jamesandsons.co.uk)

**Peter Davy**

Tel: 01202 673131

Email [peterdavy@jamesandsons.co.uk](mailto:peterdavy@jamesandsons.co.uk)



## IMPORTANT NOTE

THESE PROPERTY PARTICULARS ARE INTENDED AS **GENERAL GUIDANCE** FOR PROSPECTIVE LESSEES OR PURCHASERS. THEY DO NOT CONSTITUTE ALL OR ANY PART OF AN OFFER OR CONTRACT. JAMES AND SONS, EITHER FOR THEMSELVES OR AS AGENTS ON BEHALF OF THE LESSOR OR VENDOR GIVE NO WARRANTY AS TO THE ACCURACY OF ANY OF THE INFORMATION CONTAINED HEREIN.

ALL DESCRIPTIONS, MEASUREMENTS, REFERENCES TO CONDITION AND STATEMENTS AS TO PLANNING USE AND PERMISSIONS OR OTHER MATTER CONTAINED IN THESE PARTICULARS ARE GIVEN IN GOOD FAITH AND ARE BELIEVED TO BE CORRECT BUT THEIR ACCURACY IS NOT GUARANTEED AND SHOULD NOT BE RELIED UPON AS FACT WITHOUT INDEPENDENT VERIFICATION. NO PERSON IN THE EMPLOYMENT OF JAMES AND SONS HAS ANY AUTHORITY TO MAKE ANY REPRESENTATIONS OR WARRANTY (VERBAL OR OTHERWISE) IN RESPECT OF THIS PROPERTY AND ANY INTENDING LESSEE(S) OR PURCHASER(S) SHOULD MAKE THEIR OWN INDEPENDENT ENQUIRY AND INVESTIGATIONS AND INSPECTIONS TO VERIFY THE ACCURACY OR OTHERWISE OF ANY INFORMATION.

AT NO TIME HAS ANY STRUCTURAL OR OTHER SURVEY BEEN CARRIED OUT AND NO SERVICES OR APPLIANCES HAVE BEEN TESTED. INTERESTED PARTIES SHOULD SATISFY THEMSELVES AS TO THE STRUCTURAL INTEGRITY OF THE PROPERTY AND THE CONDITION AND WORKING ORDER OF ALL SERVICES, APPLIANCES, FIXTURES AND FITTINGS.