

## TO LET

### Newly Refurbished Shop/office(Class E)

at

**311 Charminster Road  
Charminster  
Bournemouth  
BH8 9QP**

- ❖ Secondary location busy main arterial road and bus route
- ❖ On street car parking
- ❖ Newly refurbished to a good standard
- ❖ 365 sq ft net floor area
- ❖ Class E use
- ❖ New lease
- ❖ Rent - £8,500 per annum exclusive
- ❖ No Rates - Subject to Status



## LOCATION

The property occupies a secondary trading location between the junction of Hankinson Road and Markham Road in an established parade of other commercial units offering a good variety of independent retailers, office occupiers and a range of café's and take aways.

There is roadside parking (1 hour limit) adjacent and Charminster Road is a main bus route.

## ACCOMMODATION

### Ground floor

#### Shop

Internal width	11'10" max 8'3" min
Depth	31'6" max
Net retail area	365 sq ft

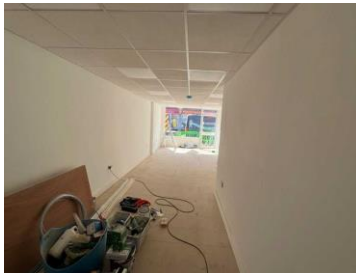
#### Kitchen

54 sq ft

#### Cloakroom/WC

#### Outside

#### Rear Yard (enclosed)



## LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed, at a rent of £8,500 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: £7,800 (From April 2026)

Small business rate relief will apply, subject to status

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band B (41)

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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