



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



RETAIL UNIT TO LET

NEW LEASE £38,000 p.a. for whole

📍 264 SANDBANKS ROAD, LILLIPUT, POOLE, BH14 8HA



KEY FEATURES

- Prominent position on Sandbanks Road
- Potential to divide into separate units
- Ground floor: 933 sq.ft. (86.68 sq.m.). First floor offices: 517 sq.ft. (48.03 sq.m.). Second floor office: 233sq.ft. (21.65 sq.m.)

ARRANGE A VIEWING

✉ bhcommercial@ellis-partners.co.uk

☎ 01202 551821

SITUATION & DESCRIPTION

This three-story commercial property occupies a prominent and highly visible position on Sandbanks Road benefiting from passing traffic and accessibility. The property is ideally situated close to a range of local amenities such as Tesco's, Rocket & Rascals and Dimond Health Clinic making it a convenient and attractive location for staff and clients.

The ground floor provides a spacious open plan area with a large sales area, an office and storage. The upper two floors comprise additional office accommodation with kitchen and WC facilities. There is potential to divide into separate units.

RATEABLE VALUE

The current rateable value as of the 1st of April 2023 is £26,250, however, this is likely to increase to £28,250 as of the 1st of April 2026.

PLANNING

Class E Use

Former A1/ A2 Retail and Financial/Professional Services

EPC RATING -

TBC

ARRANGE A VIEWING

ACCOMMODATION

Ground Floor Retail:	466 sq.ft.	(43.26 sq.m.)
Ground Floor Office 1:	173 sq.ft.	(16.07 sq.m.)
Ground Floor Office 2: q	202 sq.ft.	(18.79 sq.m.)
Ground Floor Storage:	92 sq.ft.	(8.55 sq.m.)
Total Ground Floor –	1683 sq.ft.	(156.36 sq.m.)
First Floor Office 1:	128 sq.ft.	(12.89 sq.m.)
First Floor Office 2:	389 sq.ft.	(36.10 sq.m.)
Second Floor Office 1:	148 sq.ft.	(13.75 sq.m.)
Second Floor Office 2:	85 sq.ft.	(7.852 sq.m.)
First Floor Kitchen and W.C facilities		

TENURE

Available on a new lease with terms to be negotiated at a rental of £38,000 per annum. Alternatively if the premises were divided the rental for the ground floor only would be £29,000 per annum and £8,000 per annum for the upper office floor.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT.

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

ARRANGE A VIEWING



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

MAP LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and 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 purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5)

The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

Ellis and Partners (Bournemouth) Ltd No. 6522485 Registered in England and Wales. Registered Office: 4 Dean Park Crescent, Bournemouth, Dorset BH1 1LY

ARRANGE A VIEWING

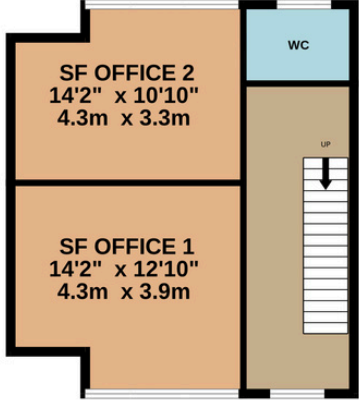
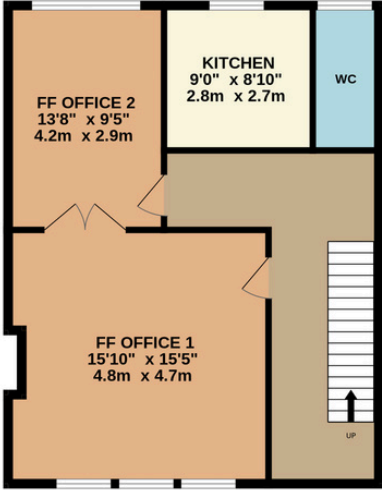
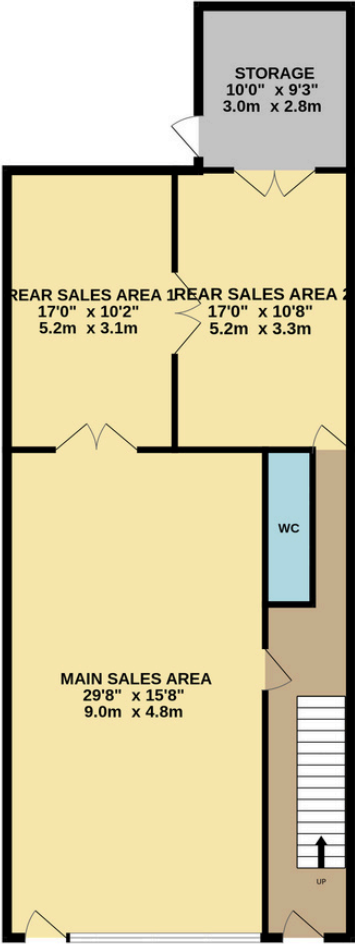
 bhcommercial@ellis-partners.co.uk

 01202 551821





TOTAL FLOOR
 2189 sq.ft. (203.4 sq.m.) approx.



TOTAL FLOOR AREA : 2189 sq.ft. (203.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2026