

TO LET

Modern lock up shop

at

**256 Ashley Road
Parkstone
Poole
BH14 9BZ**

- ❖ Main road location on busy main thoroughfare
- ❖ On street car parking adjacent
- ❖ 334 sq ft Class E shop / office
- ❖ Former barbers (equipment available to purchase, if required)
- ❖ New lease, terms to be agreed
- ❖ Rent - £10,000 per annum exclusive
- ❖ No Rates payable, subject to Status



LOCATION

This modern, attractive shop / office premises is well situated just to the east of the best part of Ashley Road's shopping core in an established secondary commercial position being amongst a good mix of specialist retailers, professional office occupiers, café's, restaurants and takeaways and having the benefit of on street parking adjacent.

Ashley Road is a busy main thoroughfare linking Bournemouth with Poole, is a main bus route and serves the densely populated immediate vicinity.

ACCOMMODATION

Ground floor

Shop

Internal width	15'6" max
Depth	21'6" max
Net retail area	334 sq ft

Cloakroom/WC

Forecourt display

The property currently operates as a barbers and the good quality fixtures and fittings are available, separately, if required.

Further information on request.

LEASE

The property is offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of £10,000 pa.



BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £8,300 (From April 2026)

100% small business rate relief will apply, subject to status

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (59)

The full EPC and recommendations report are available on request.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

ANTI MONEY LAUNDERING REGULATION

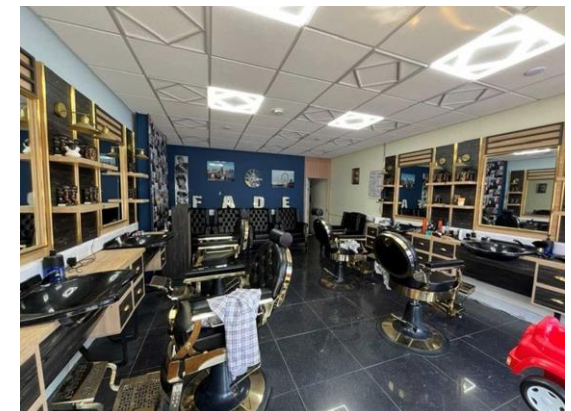
We will need to verify the identity of prospective tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Viewing strictly by appointment through sole agents:-



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