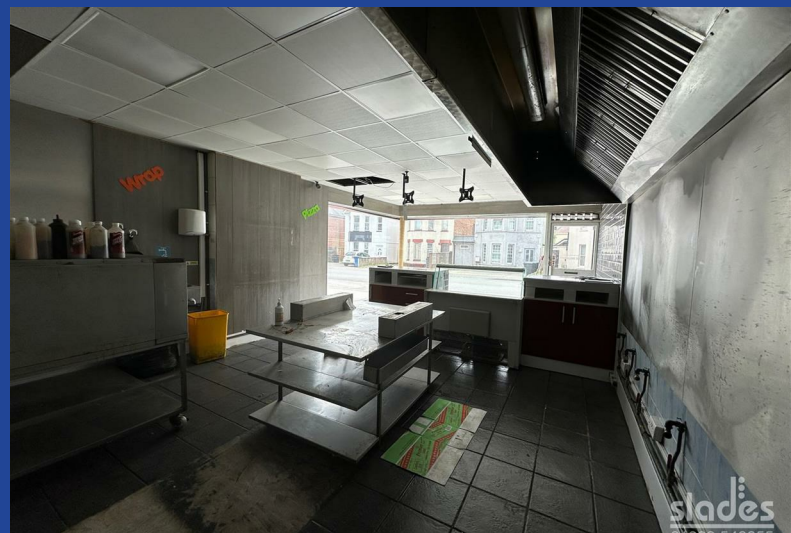
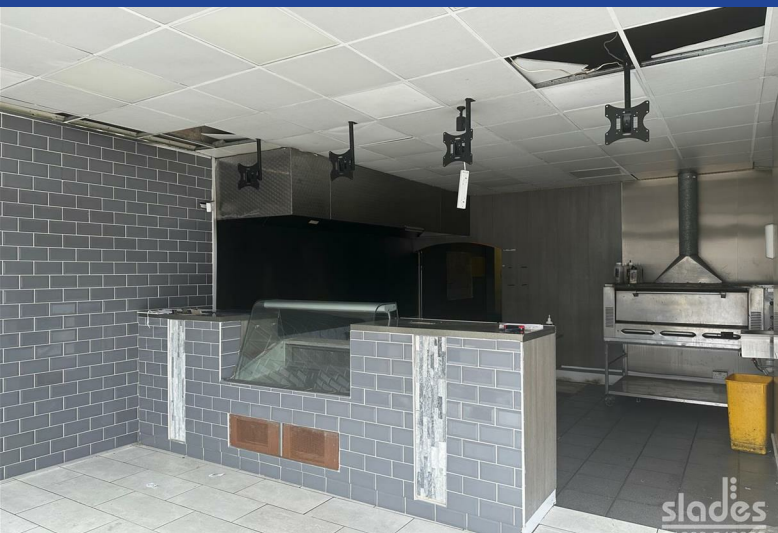




238 Ashley Road  
Parkstone, Poole, BH14 9BZ

£1,250 Per Month



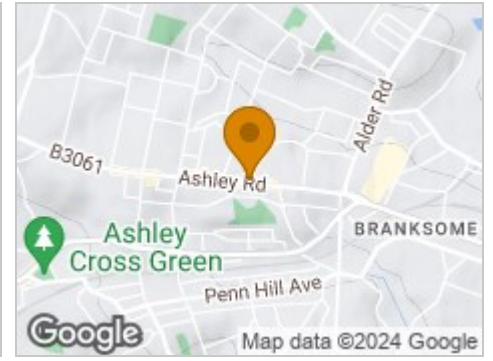
## Road Map



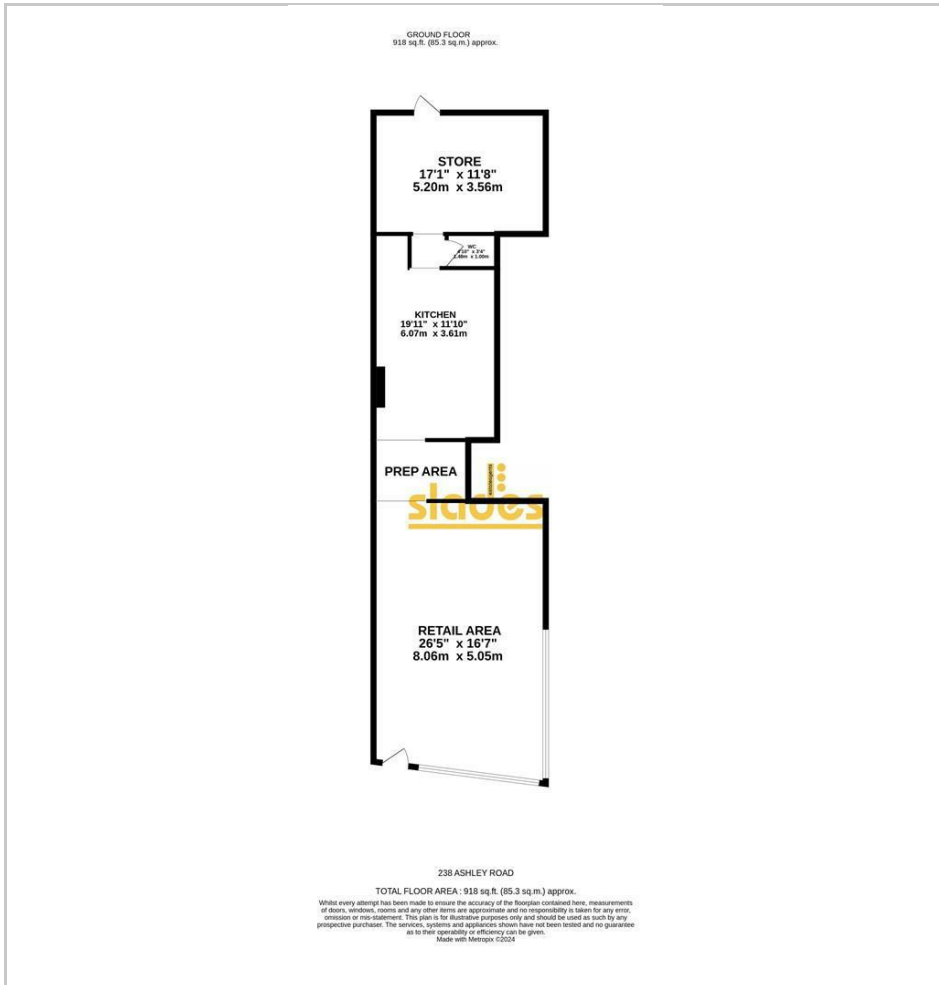
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

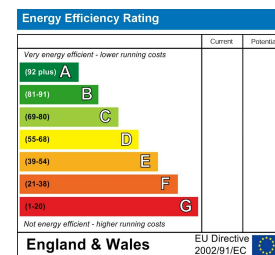
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph



## A large, well presented and almost ready to trade A5 lock up shop in busy location



The property is situated on the busy Ashley Road in Southbourne which in turn leads to the main shopping area of Upper Parkstone where there are a range of national and local traders.

The lockup shop benefits from Class A5 takeaway use. It is situated in an established primary shopping area fronting a busy main road with parking close by.

A premium of £20,000 is requested by the landlord to include all fixtures and fittings.

