



RETAIL

FOR SALE

Attractive Lock Up
Retail Premises
In Sought After
Market Town

584 SQ FT // 54.26 SQ M

Summary

- Attractive Class E retail premises in the popular market town of Wimborne Minster
- Strong trading position in East Street amongst numerous independent operators
- Limited wait roadside parking to the front of East Street
- Sought after trading location
- Freehold for sale with vacant possession

Quoting Price: £175,000





Location

- The attractive and historic East Dorset market town of Wimborne Minster is situated approximately 5 miles north of Poole and 10 miles west of Bournemouth
- The town features a vibrant mix of local and national retailers and also features a strong food and beverage offering with numerous restaurants, cafes and bars
- National retailers within the town include Costa Coffee, Fat Face, Crew Clothing, Wetherspoons, Superdrug and White Stuff
- Wimborne also plays host to a number of financial and professional service providers
- The subject premises occupies a prime trading position within East Street

Nearby Occupiers

COSTA Waitrose

FATFACE
UNITED KINGDOM

Superdrug

White Stuff

Description

- End of terrace well-presented Class E retail premises
- Comprising a main sales area, with further storage/preparation area to the rear
- Single WC with wash hand basin
- Currently well-presented throughout
- Attractive and well presented shop frontage to East Street

Accommodation

Ground Floor only

Internal width (max)	8.80m	28'9"
Shop depth (max)	8.5m	27'9"

Net internal area approx. 54.26 sq m 584 sq ft



Tenure

Freehold

The flat located above the premises has been sold off by way of a long leasehold interest with a peppercorn ground rent receivable.

Price

£175,000

Rateable Value

£12,000 (1st April 2026)

100% Small business rates relief applies (subject to terms).

EPC Rating

To be confirmed.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

We have been informed the vendor that the premises are currently not elected for VAT.



Viewings

Strictly by prior appointment through the agents **Goadsby**, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, 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.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



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