



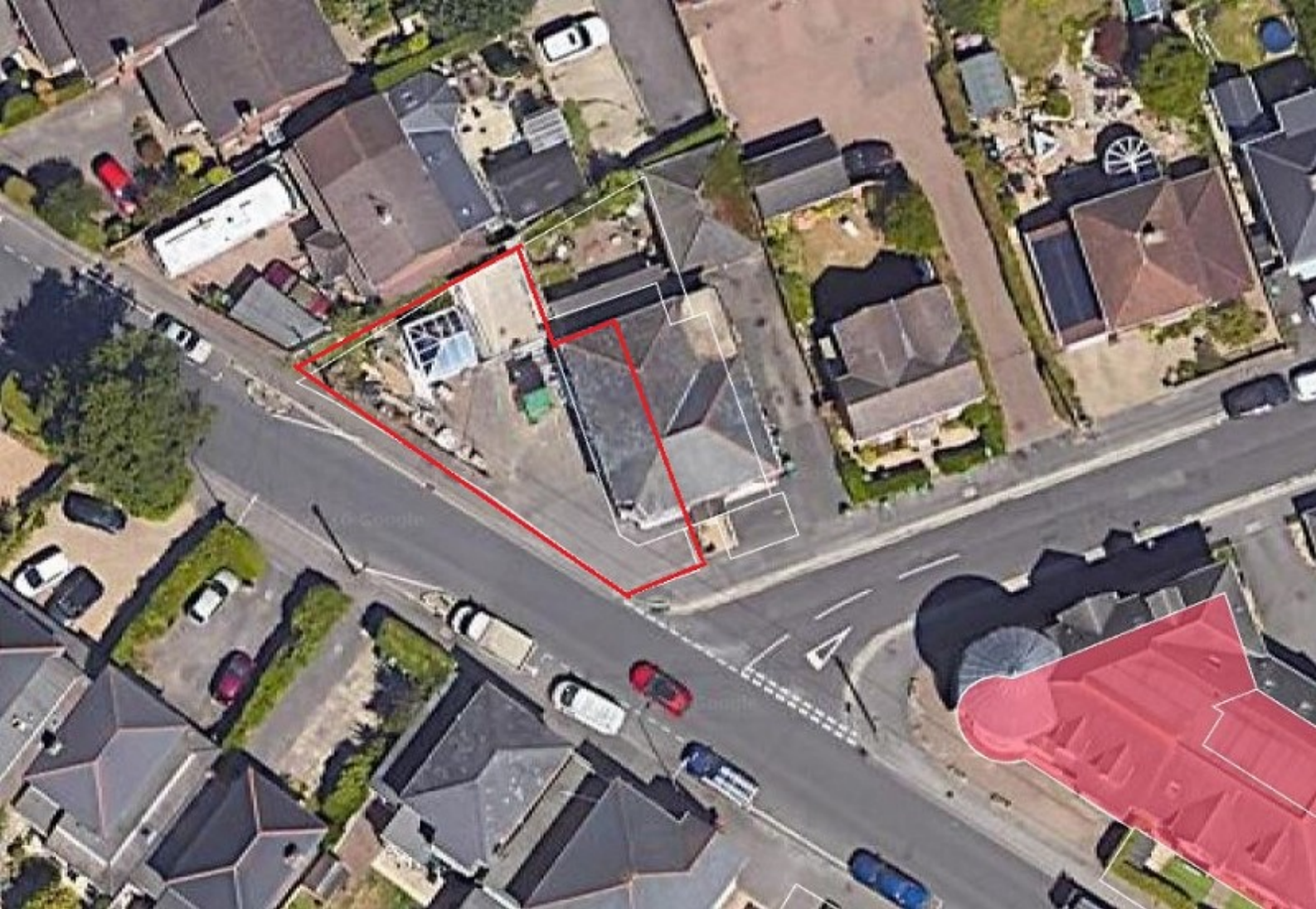
2 Glenville Road, Walkford, Christchurch, Dorset. BH23 5PY

£1,000 Monthly



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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£1,000 Monthly

A showroom/office to let with outside parking situated in a prominent location in Walkford opposite local shops with double garage and conservatory to let immediately.



MAIN SHOP AREA

Accessed via UPVC double glazed door. Two flanking windows on a corner aspect facing towards Glenville and Ringwood Road.

OFFICE ONE (13' 11" X 13' 8") OR (4.23M X 4.17M)

Benefiting from light, radiator, power, access to water main with stop cock, this area makes a fantastic display area and is well noticed from the main road. Bi-fold door and double glazed window provides access to:

OFFICE TWO (14' 0" X 8' 11") OR (4.26M X 2.73M)

Ceiling light, high level window providing natural light, power, electric radiator and sliding patio door provides access to:

OFFICE THREE (14' 7" MAX X 14' 2") OR (4.45M MAX X 4.31M)

Composite door providing access to parking area, double glazed window overlooking the parking area and double garage facing West benefiting from light and power with door leading to Cloakroom, access to electric meter and safety trip consumer unit.

CLOAKROOM (6' 0" X 3' 7") OR (1.82M X 1.10M)

Coloured suite with low level WC with pedestal wash hand basin, ceiling light, wall mounted extractor.

OUTSIDE

Tarmac forecourt provides off road parking for approximately 3 - 4 vehicles with additional hard standing which is laid with block paving. Next to the building is a:

DOUBLE GARAGE (17' 3" X 18' 5") OR (5.27M X 5.61M)

Accessed via two single opening doors, please note the flat roof does require replacement is now rotten in places. Benefits from power, adjoining the garage is:

CONSERVATORY (109' 8" X 11' 2") OR (33.43M X 3.40M)

Victorian style conservatory of part brick and UPVC with double glazed Victorian roof which makes an ideal storage room or display area.

BUSINESS RATES

Current rateable value (1 April 2026 to present) £9,400

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Small business rate relief (SBRR) in England is available for properties with a rateable value of £15,000 or less, provided the business meets specific occupancy criteria. Properties with a rateable value of £12,000 or less receive 100% relief.

TERMS

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of £12,000, exclusive of business rates, VAT and insurance premium, payable quarterly in advance by standing order. A deposit will need to be lodged for any new startup business.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road taking the second turning right into Gore Road and proceed until reaching junction with Ringwood Road turn right and Glenville Road is second turning right.

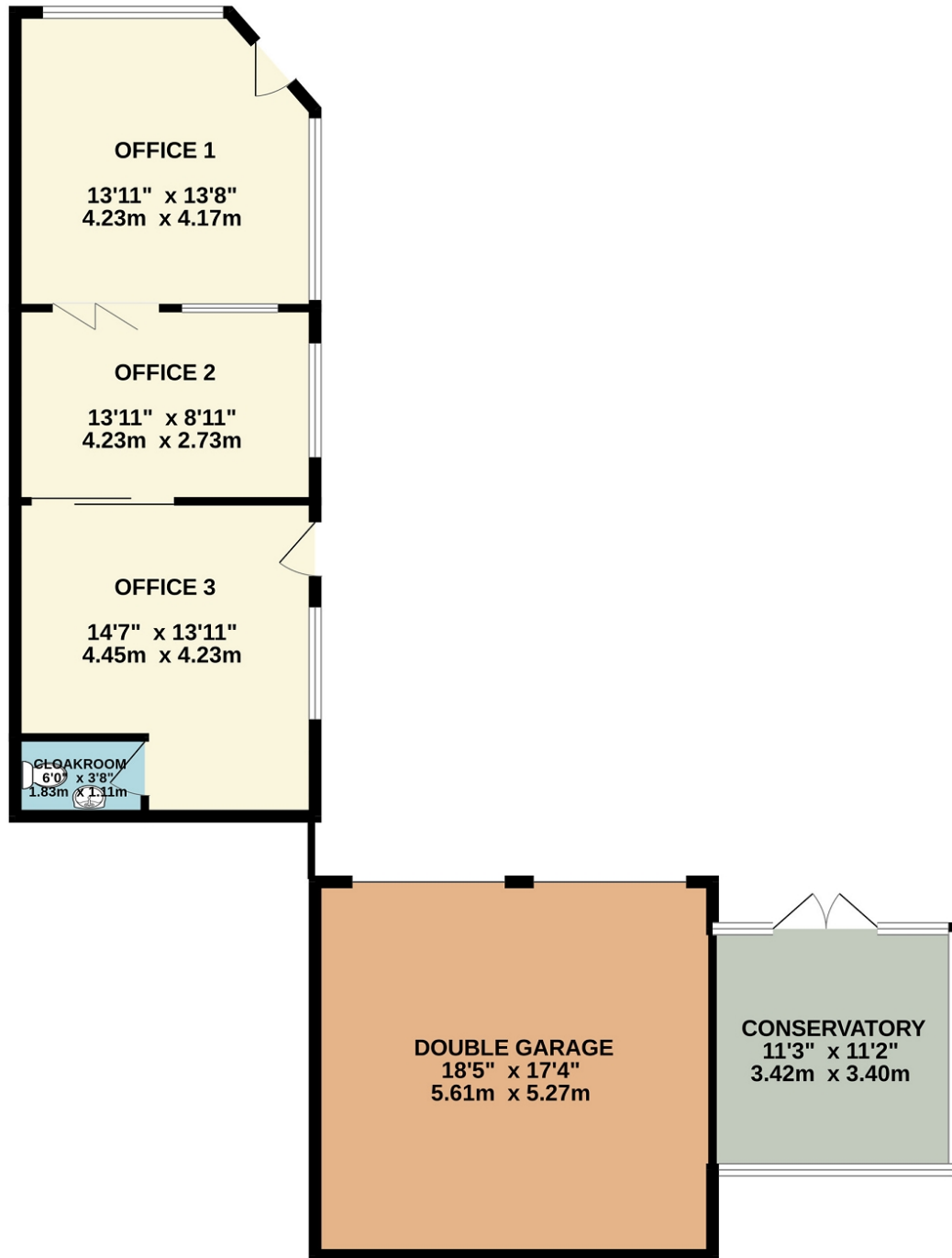
PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

EPC RATING

The EPC rating for this property will be confirmed shortly.

GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 952 sq.ft. (88.4 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.
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Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk