

TO LET

Attractive Lock Up
Retail Premises With
Excellent Frontage
In Sought After
Market Town.

911 SQ FT // 84.63 SQ M



RETAIL

Summary

- Attractive Class E retail premises in the popular market town of Wimborne Minster.
- Strong trading position on King Street with excellent frontage of 15.40metres.
- The towns principle pay and display car park is approximately 100 metres from the premises.
- Sought after trading location.
- Potential to split the premises, subject to landlord consent.
- New lease available.

Quoting Rent: £18,000 pax





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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 feature 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 strong trading position on King Street.
- Nearby occupiers **Costa, Waitrose, Fat Face, Superdrug** and **White Stuff**.

Nearby Occupiers



Description

- End of terrace well presented Class E retail premises.
- Substantial frontage to King Street totalling approximately 15.40 metres.
- Comprising an open plan sales area throughout with further ancillary storage, changing rooms and a rear kitchenette.
- Single w.c. with wash hand basin.
- Potential to split the premises subject to landlord consent.
- Attractive well presented shop frontage to King Street.

Accommodation

Internal Width (max)	15.40m	50'5"
Shop Depth	6.02m	19'7"
WC with wash hand basin	-	-

Total net internal area approx. 84.63 Sq M 911 Sq Ft



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 rental of **£18,000 per annum**, exclusive of all other outgoings.

Rateable Value

£15,000 (1st April 2026)

Rate payable at 38.2p in the pound (Year commencing 1st April 2026)

EPC Rating

TBC

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



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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