



TO LET 482 sq m // 5,185 sq ft (arranged over a single floor plate)

FORMER SOCIAL CLUB IN ONE OF THE MOST DESIRABLE SUBURBS OF POOLE

Suitable for a **variety of commercial occupiers** including **office**,
day nursery, **leisure**, **education** and **medical uses** (subject to planning where required)

1 TUDOR ROAD, BROADSTONE, POOLE, DORSET, BH18 8AW



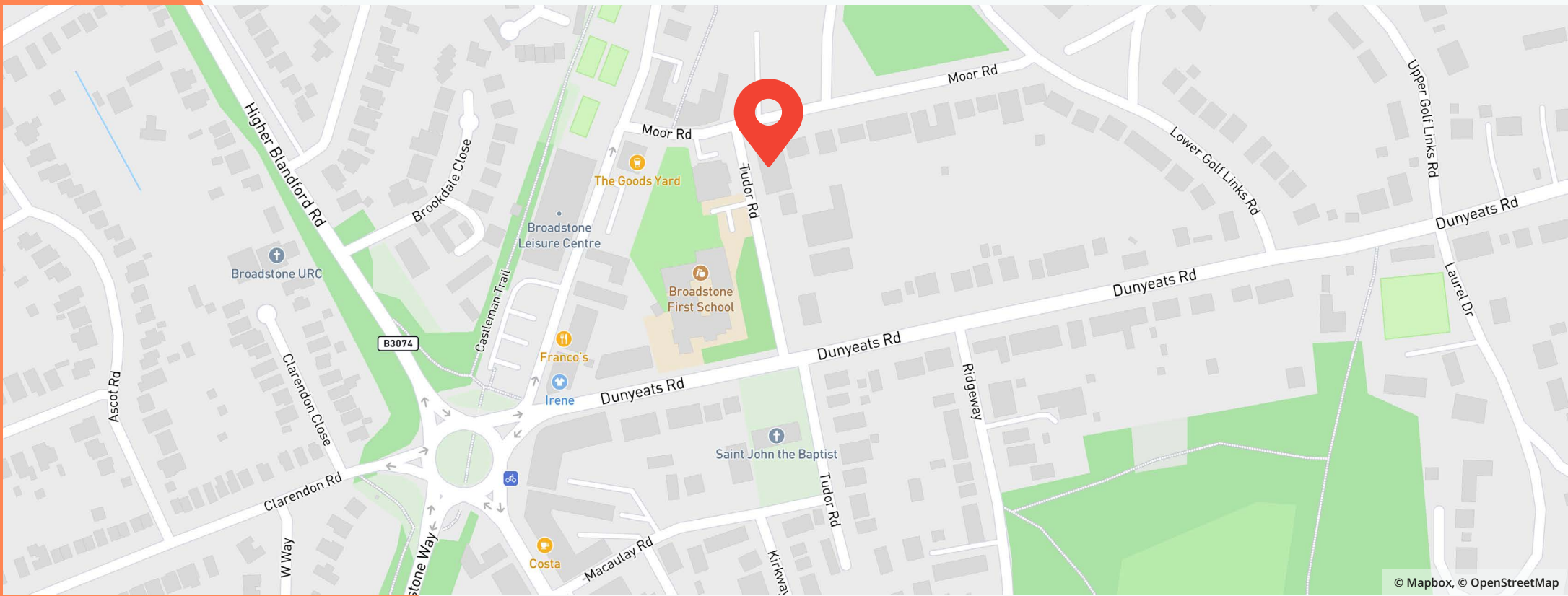
PROPERTY HIGHLIGHTS

- Detached former social club
- Situated in the heart of Broadstone, one of Poole's most desirable suburbs
- Approximate gross internal area of 5,185 sq ft (482 sq m)
- Suitable for a variety of commercial uses including office, day nursery, leisure, education and medical (subject to planning)
- Garden area
- Currently not elected for VAT
- Available by way of a new lease

RENT: £50,000 PER ANNUM
EXCLUSIVE OF ALL OUTGOINGS



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ONE OF THE MOST DESIRABLE SUBURBS OF POOLE...

Broadstone is an affluent suburb of Poole, located approximately 4 miles north of the town centre. It is widely recognised as one of Poole's most desirable residential areas, benefitting from high quality housing, excellent schooling and a vibrant shopping district.

Broadstone's principal shopping area, known as "Broadway", lies approximately 400 metres from the property and offers

a wide array of independent and national retailers, cafés and professional services.

National operators represented in the immediate vicinity include:

- Marks & Spencer Food Hall
- Boots
- Tesco Express
- Nationwide Building Society
- Costa Coffee



SITUATION

The property occupies a prominent corner position at the junction of Tudor Road and Moor Road, immediately opposite Broadstone First School and approximately 400 metres from the principal shopping area.

Limited roadside car parking is available along Tudor Road. In addition, a pay and display public car park is located on Station Approach, approximately 400 metres from the property.

DESCRIPTION/ FLOOR AREA

The property comprises a detached former social club arranged over a single floor plate. Internally, the accommodation includes:

- Multiple function rooms
- Bar areas
- Commercial kitchen
- WC facilities

Externally, the property benefits from a garden area.

The premises have an approximate gross internal area of **482 sq m (5,185 sq ft)**.





TERMS

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward-only open market rent reviews.

RENT

£50,000 per annum, exclusive of business rates, insurance premium, utilities and all other outgoings.

The quoting rent reflects the building being let in its current condition. Alternatively, the landlord may consider carrying out works to suit an ingoing tenant, with the rent adjusted accordingly to reflect the level of works undertaken.

FURTHER INFORMATION

Rateable Value £17,250 (from 1 April 2026)

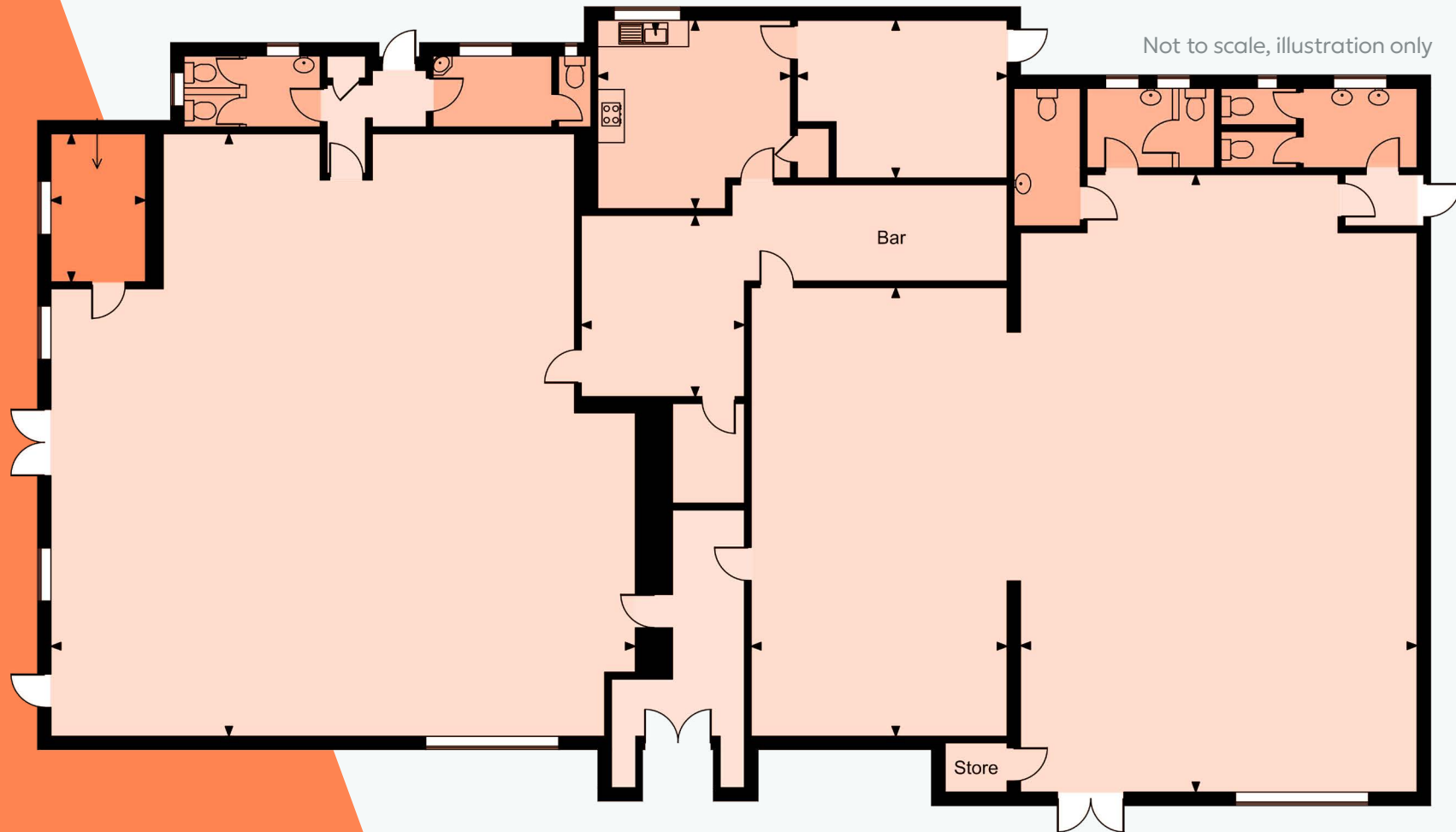
EPC Rating C - 64

Legal Costs

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

VAT

We are advised that the premises are not currently 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.

