



Shop

Victoria Road | Parkstone | Poole | BH12 3BB

£495 Per Month

Anglotown 
RESIDENTIAL LETTINGS & SALES

Shop

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The property is located on Victoria Road in the Parkstone area of Poole, Dorset. Victoria Road sits just off Ashley Road one of the main arterial routes connecting Poole and Bournemouth and is a well-established local shopping parade serving the surrounding residential community.

4A Victoria Road comprises a compact ground floor retail unit of approximately 300 sq ft, suitable for a range of retail or office uses (subject to any necessary consents). The space is arranged as an open-plan shop floor, with a rear storage area, WC, and kitchenette. The unit benefits from a prominent shop frontage, solid flooring, electric heating, and double-glazed windows with integrated lighting. Please note that there is no dedicated parking, although on-street parking is available nearby for customers and visitors.

The VOA rates website indicates a Rateable Value of £3,450, meaning businesses eligible for Small Business Rates Relief may be able to claim 100% rates relief on this property.

- Ground Floor Commercial Unit
- Flexible Lease Terms Available
- Toilet and Kitchen Facilities
- Approximately 300sqft
- EPC - E48
- Rear Pedestrian Access
- Business Rates Relief on the property
- Available ASAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E	48		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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