



SHOP UNIT TO LET

NEW LEASE £12,000 p.a.

 **177 CHARMINSTER ROAD, CHARMINSTER,
BOURNEMOUTH, BH8 9QQ**



KEY FEATURES

- Currently trading as hairdresser's
- New lease
- Ground floor: 453 sq.ft. Basement: 252 sq.ft.

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 bhcommercial@ellis-partners.co.uk  01202 551821

SITUATION & DESCRIPTION

The property is located in the busy and popular commercial district of Charminster which is approximately 1 mile north of the town centre. Charminster Road is a cosmopolitan suburb of the town with a wide range of restaurants, bars and specialist retailers which serve the neighbouring residential area.

The property is located in the mid-section of Charminster Road in a prominent corner position with Alma Road. It benefits from double fronted windows with the entrance in the middle. The property has been trading as a long-established hairdresser's.

ACCOMMODATION

Shop Width	:19'05"	(5.92m)
Shop Depth	:20'03"	(6.18m)
Sales Area	:401 sq.ft.	(37.23 sq.m.) approx.
GF store/WC	:52 sq.ft.	(4.85 sq.m.)
Total Ground floor area:	:453 sq.ft.	(42.08 sq.m.)

Basement Kitchen	:12'02" x 13'11"	(3.71m x 4.25m)
Basement extension	:06'09" x 12'01"	(2.06m x 3.70m)
Total basement area:	:252 sq.ft.	(23.37 sq.m.)

Total gross area:	:704 sq.ft.	(65.45 sq.m.)
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Specifications

Air conditioning, WC, spot lighting, return frontage, laminate flooring

EPC RATING -

C-52

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PLANNING

Class E Use

Former A1/A2 Retail and Financial/Professional Services

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £11,250

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

Available on a new lease with terms to be negotiated at a rental of £12,500 p.a.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

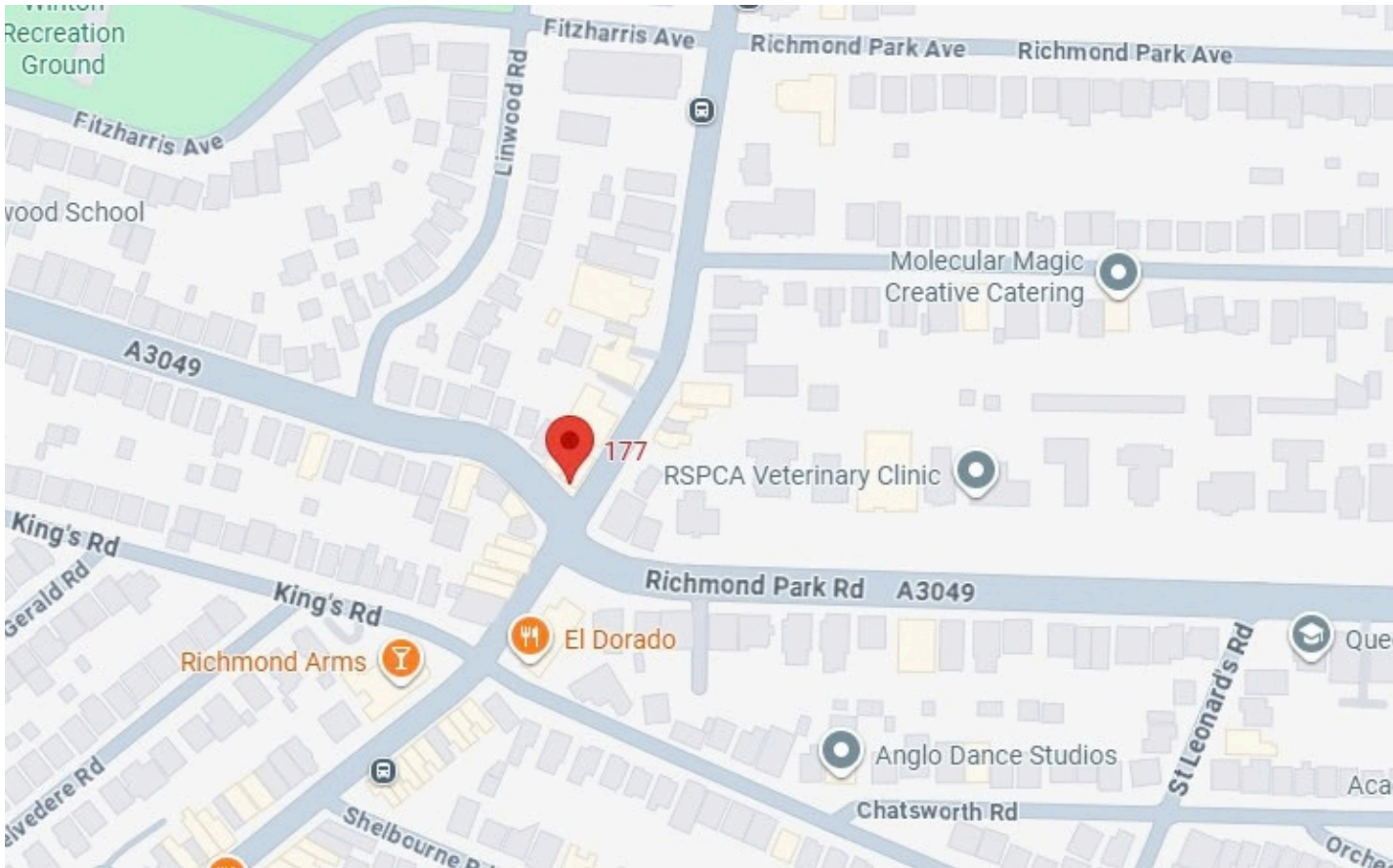
LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

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MAP LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, 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.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5)

The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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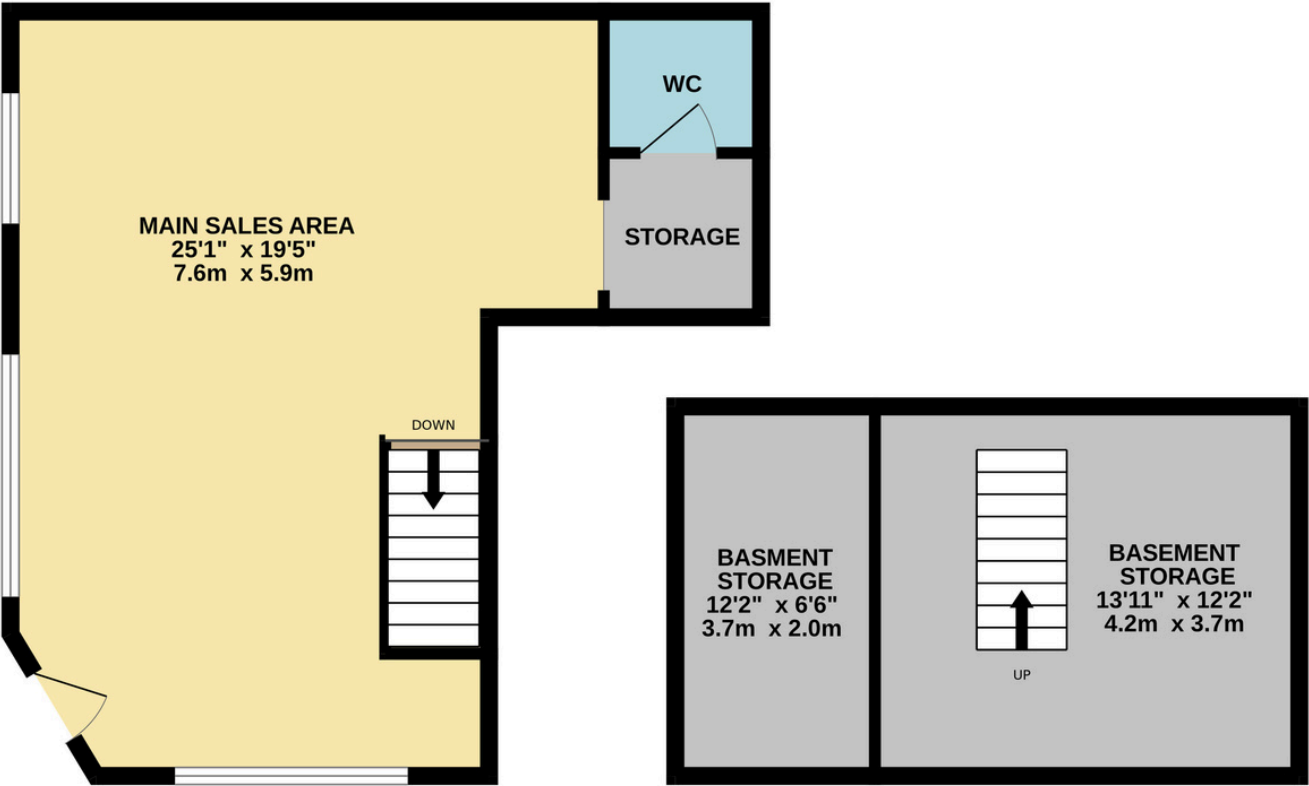
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GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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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