



RETAIL

## TO LET

Prime Town Centre  
Retail Premises  
Arranged Over 4  
Levels

2,556 SQ FT // 237.81 SQ M

## Summary

- Prime Town Centre Location In The Vicinity Of Caffè Nero & Krispy Crème & Adjacent To Barclays
- Pedestrianised Location
- Arranged Over 4 Levels
- A Variety Of Uses To Be Considered Within Use Class E

**Quoting Rent: £35,000 pax**





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## Location

- The premises occupies an excellent tradition position within the pedestrianised section of Old Christchurch Road in the heart of Bournemouth's core shopping district
- Major names trading in the vicinity include **Caffè Nero**, **Card Factory**, **Esquire Coffee**, **Superdry** and **Krispy Crème**
- The property benefits from a delivery access via Granville

## Nearby Occupiers



## Description

- The property is arranged over 4 levels
- Comprising of a good size ground floor sales area with additional space at basement, first and second floor levels
- The first floor could provide additional retail or ancillary storage space
- The second floor benefits from male and female locker rooms

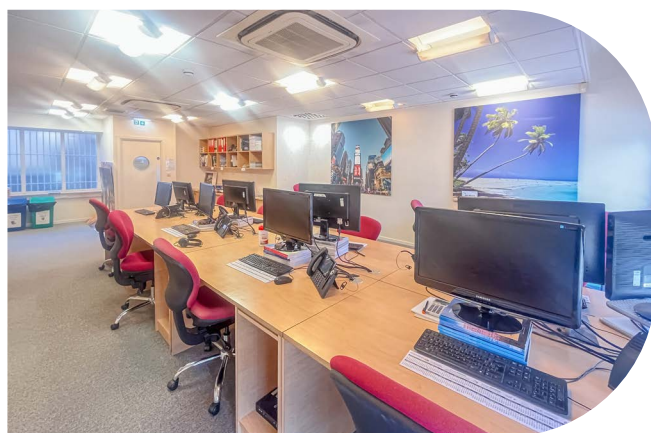
## Accommodation

	sq m	sq ft
Ground Floor	90.38	972
First Floor	47.41	510
Second Floor	41.19	443
Basement	58.83	631

**Total area approx.**

**237.81**

**2,556**



## 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 **£35,000 per annum**, exclusive of all other outgoings.

## Rateable Value

£35,000 (1st April 2026)

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

## EPC Rating

A - 25

## 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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Offices in Dorset and Hampshire.

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