

TO LET

**SUBSTANTIAL TOWN CENTRE RETAIL
PREMISES FORMING PART OF AN
ESTABLISHED PARADE**



RETAIL

goadsby

UNIT 5, 59-69 COMMERCIAL ROAD
THE TRIANGLE, BOURNEMOUTH, DORSET, BH2 5RG

SUMMARY >

- FORMER STARBUCKS
- BOURNEMOUTH TOWN CENTRE TRADING POSITION
- EXTREMELY WELL PRESENTED THROUGHOUT
- IN THE VICINITY OF OCCUPIERS SUCH AS TESCO EXPRESS AND KFC
- A VARIETY OF USES TO BE CONSIDERED WITHIN USE CLASS E

QUOTING RENT: £45,000 PER ANNUM EXCLUSIVE



REF:
s350781

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Location

- The premises occupies a prime trading position, forming part of an established town centre retail parade
- The retail parade consists of occupiers such as KFC, Tesco Express, Howden Insurance Brokers and a variety of independent occupiers
- Commercial Road is located within 50 metres, where a variety of national occupiers are trading including Zara, Primark, Sports Direct, River Island, Greggs, Tiger amongst many others



Description

- Mid-terrace retail premises
- Substantial trading area
- Rear staff and customer facilities including customer toilets, storage, office and 2 x DDA compliant WC
- A variety of uses to be considered within Use Class E

Accommodation

sq m sq ft

Net internal area approx. 241.68 2,600

Male and female WCs - -
2 x DDA WC with wash hand basin - -

Rent

The premises are available to let by way of a new effective full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rental of **£45,000 per annum**, exclusive of all other outgoings.



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Rateable Value

£40,250 (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.

Service Charge

A service charge may be payable, interested parties are advised to make further enquiries.

Viewing

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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