

TO LET

**PRIME TOWN CENTRE
RETAIL OPPORTUNITY**



RETAIL

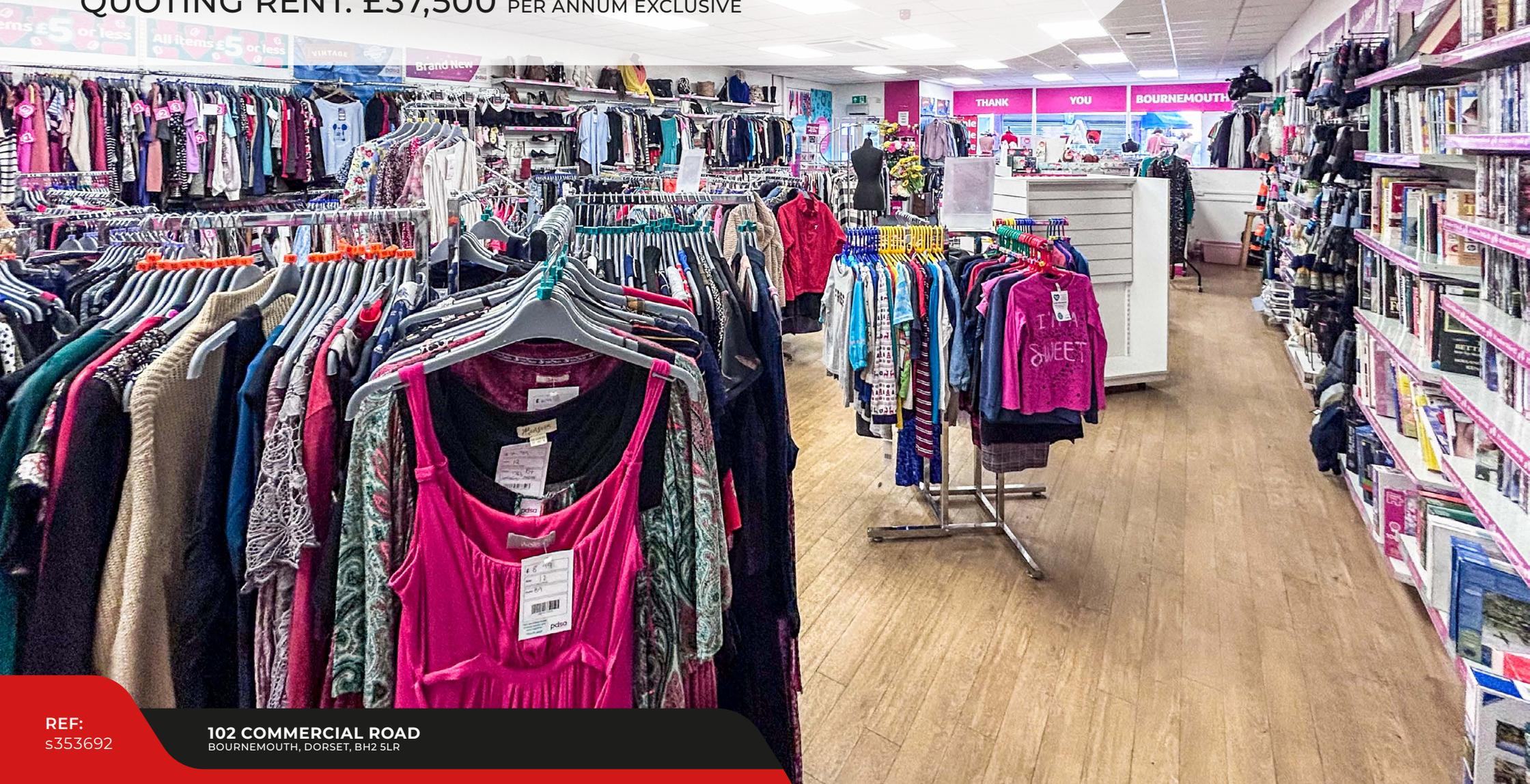
goadsby

102 COMMERCIAL ROAD
BOURNEMOUTH, DORSET, BH2 5LR

SUMMARY >

- THE PREMISES OCCUPIES A PRIME TRADING POSITION, FRONTING COMMERCIAL ROAD
- BOURNEMOUTH TOWN CENTRE TRADING POSITION
- WELL PRESENTED THROUGHOUT
- IN THE VICINITY OF OCCUPIERS SUCH AS ZARA, SPORTS DIRECT, PRIMARK AND HSBC
- A VARIETY OF USES TO BE CONSIDERED WITHIN USE CLASS E

QUOTING RENT: £37,500 PER ANNUM EXCLUSIVE



REF:
s353692

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Location

- The premises occupies a prime trading position, front Commercial Road
- Immediately adjacent to Caffè Nero and Ann Summers
- Additional retailers in the vicinity include Zara, JD Sports, River Island, Primark, Greggs and Sports Direct



Description

- Mid-terrace retail premises
- Substantial ground floor trading area
- Storage/staff facilities located to the rear of the ground floor
- A WC with wash hand basin is located on the first floor, accessed via an internal staircase
- A variety of uses to be considered within Use Class E

Accommodation

sq m sq ft

Ground floor net internal area approx. 216 2,324

First Floor WC with wash hand basin - -

Terms

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 **£37,500 per annum**, exclusive of all other outgoings.



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Rateable Value

£29,750 (1st April 2026)

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

EPC Rating

TBC

Legal Costs

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

Service Charge

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

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.

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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Offices in Dorset and Hampshire.

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