



TO LET

Substantial Town
Centre Retail
Premises Arranged
Over Four Storeys

3,256 SQ FT // 302 SQ M +ONE
BEDROOM FLAT

Summary

- Substantial town centre retail premises arranged over four storeys plus basement.
- Located in a prime position on the pedestrianised section of Old Christchurch Road.
- Located opposite the entrance to a 930 space multi-storey car park.
- A variety of uses are to be considered within Use Class E.
- Includes a self-contained flat on the third floor.

Quoting Rent: £30,000 pax





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Location

- The premises occupy a strong trading position on the pedestrianised section of Old Christchurch Road, in the heart of Bournemouth town centre.
- Major multiple retailers in the vicinity include **Tony and Guy**, **Café Nero**, **Card Factory**, **JD Gyms** and **Greggs**.

Nearby Occupiers

TONI & GUY
HAIRDRESSING

JD GYMS

cardfactory

CAFFÈ NERO

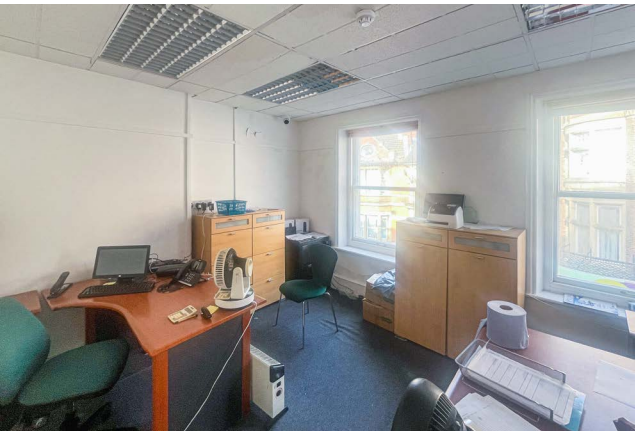
GREGGS

Description

- This retail property benefits from a main sales area on the ground floor.
- An internal staircase leads to a basement which provides further sales/storage facilities.
- An internal staircase leads to the upper floors which are arranged over first, second and third floors.
- The premises are well presented throughout and would suit a variety of uses within Use Class E.

Accommodation

	sq m	sq ft
Basement	76.6	824
Ground floor	90.8	977
First floor	76.4	822
Second Floor	58.8	633
Third Floor (Manager's flat)	m	m
Living room/kitchen	3.88	7.08
Shower room	2.11	1.45
WC	-	-
Bedroom	3.01	4.64



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 **£30,000 per annum**, exclusive of all other outgoings.

Rateable Value

£41,000 (1st April 2026)

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

EPC Rating

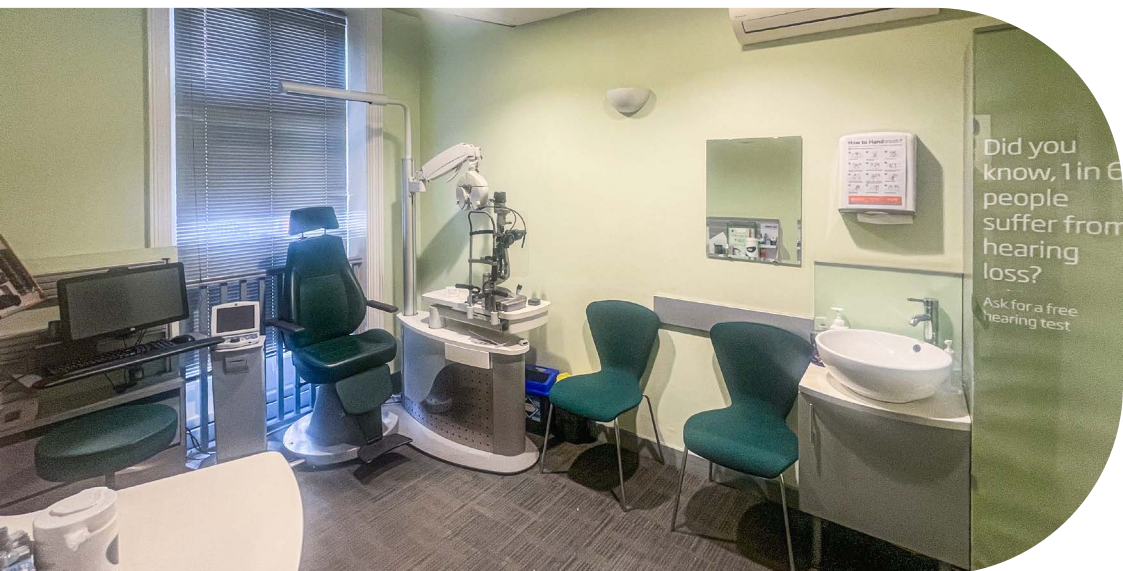
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Legal Costs

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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