goadsby

54 High Street
Christchurch, Dorset, BH23 1BN



RETAIL

TO LET

Prime Town Centre Retail Opportunity

1,042 SQ FT // 96.88 SQ M

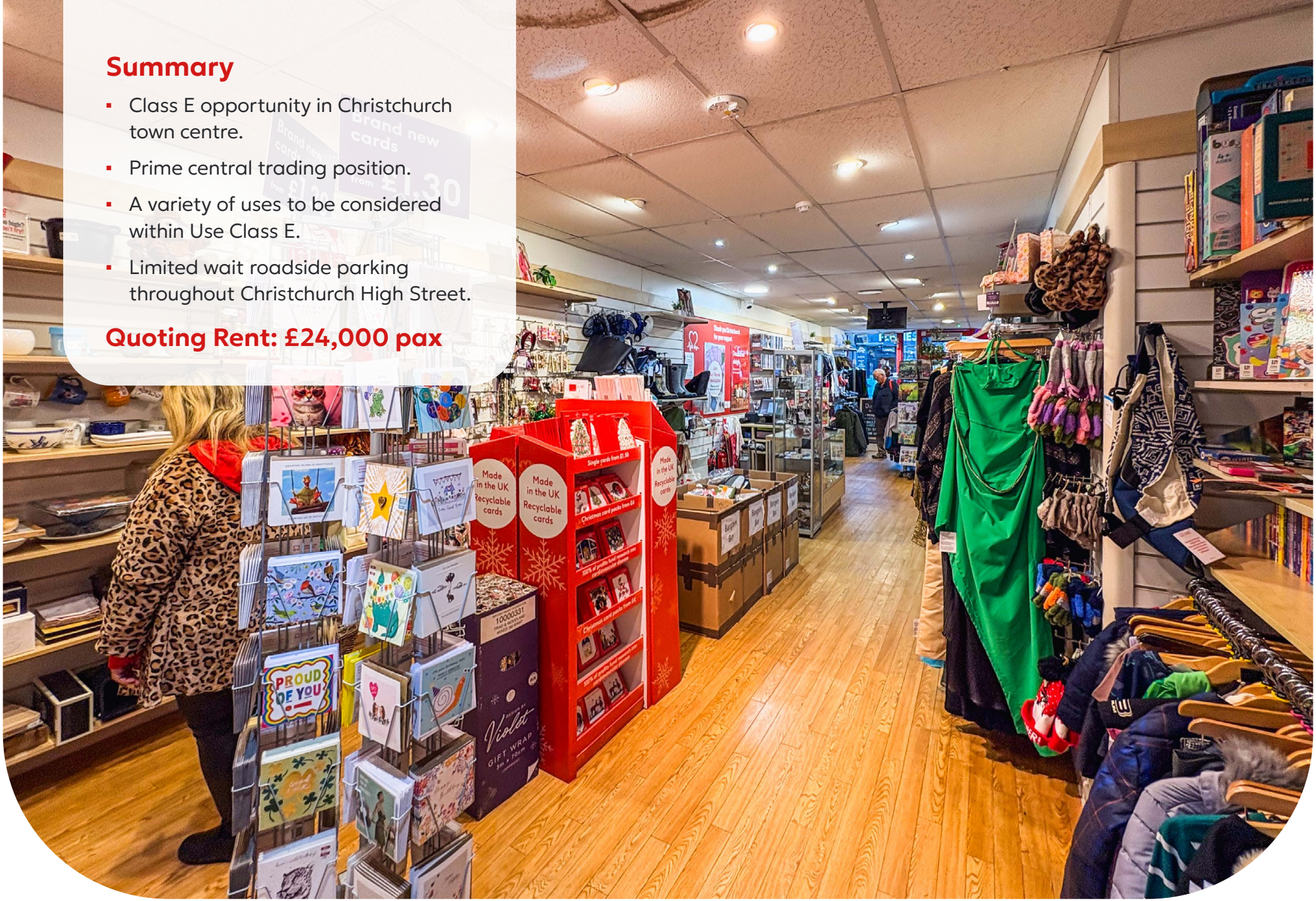
ref: s436077

retail.bmth@goadsby.com 01202 550066 goadsby.com

Summary

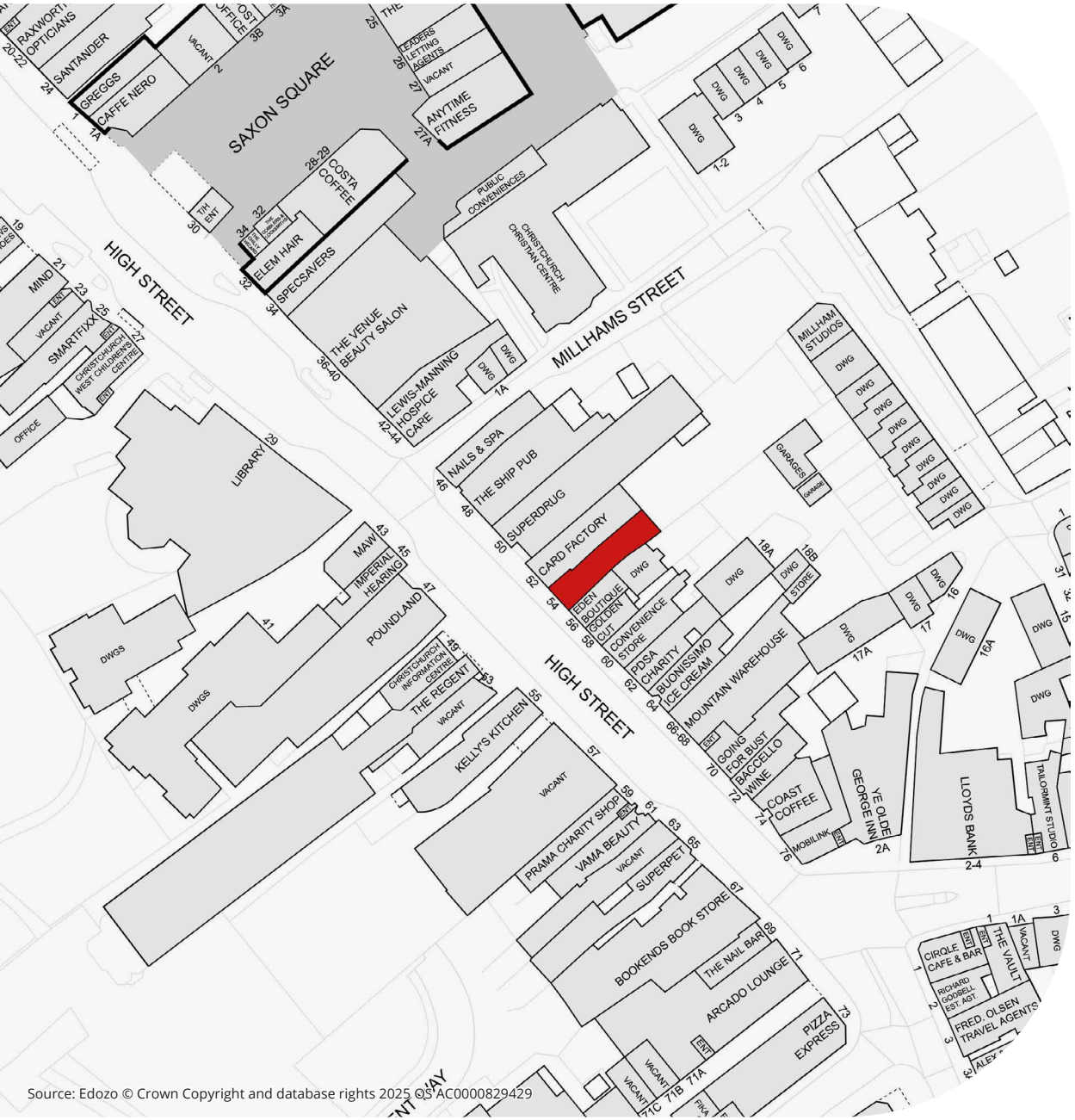
- Class E opportunity in Christchurch town centre.
- Prime central trading position.
- A variety of uses to be considered within Use Class E.
- Limited wait roadside parking throughout Christchurch High Street.

Quoting Rent: £24,000 pax



ref: s436077

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Location

- The property offers the occupiers a prime trading position in the centre of Christchurch High Street.
- A number of national/multiple retailers represented in the town centre, including **Costa Coffee**, **Caffé Nero**, **Boots**, **Superdrug**, **M&S Food** and **Card Factory**.
- The High Street also hosts a number of independent retailers/restaurants.
- Limited wait roadside parking is available throughout the High Street, together with a number of pay and display town centre car parks.

Nearby Occupiers

M&S FOOD · MOUNTAIN WAREHOUSE · CAFFÈ NERO · Superdrug · Boots

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

Description

- Arranged over the ground floor only.
- Good size sales area with rear ancillary storage.
- Kitchenette and w.c. with wash hand basin.
- Rear garden.



Accommodation

	sq m	sq ft
Sales area	49.84	563
Ancillary	42.72	460
Kitchenette	4.32	47
WC with wash hand basin	-	-
Total net internal area approx.	**96.88**	**1,042**





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 **£24,000 per annum**, exclusive of all other outgoings.

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Rateable Value

£23,500 (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.

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.

goadsby
goadsby.com
01202 550066

Edd Watts 07968 299408
edd.watts@goadsby.com

Jake Walker 07834 060918
jake.walker@goadsby.com

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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