



RETAIL

TO LET

A Large Lock up
Retail Premises Within
Bournemouth Town
Centre

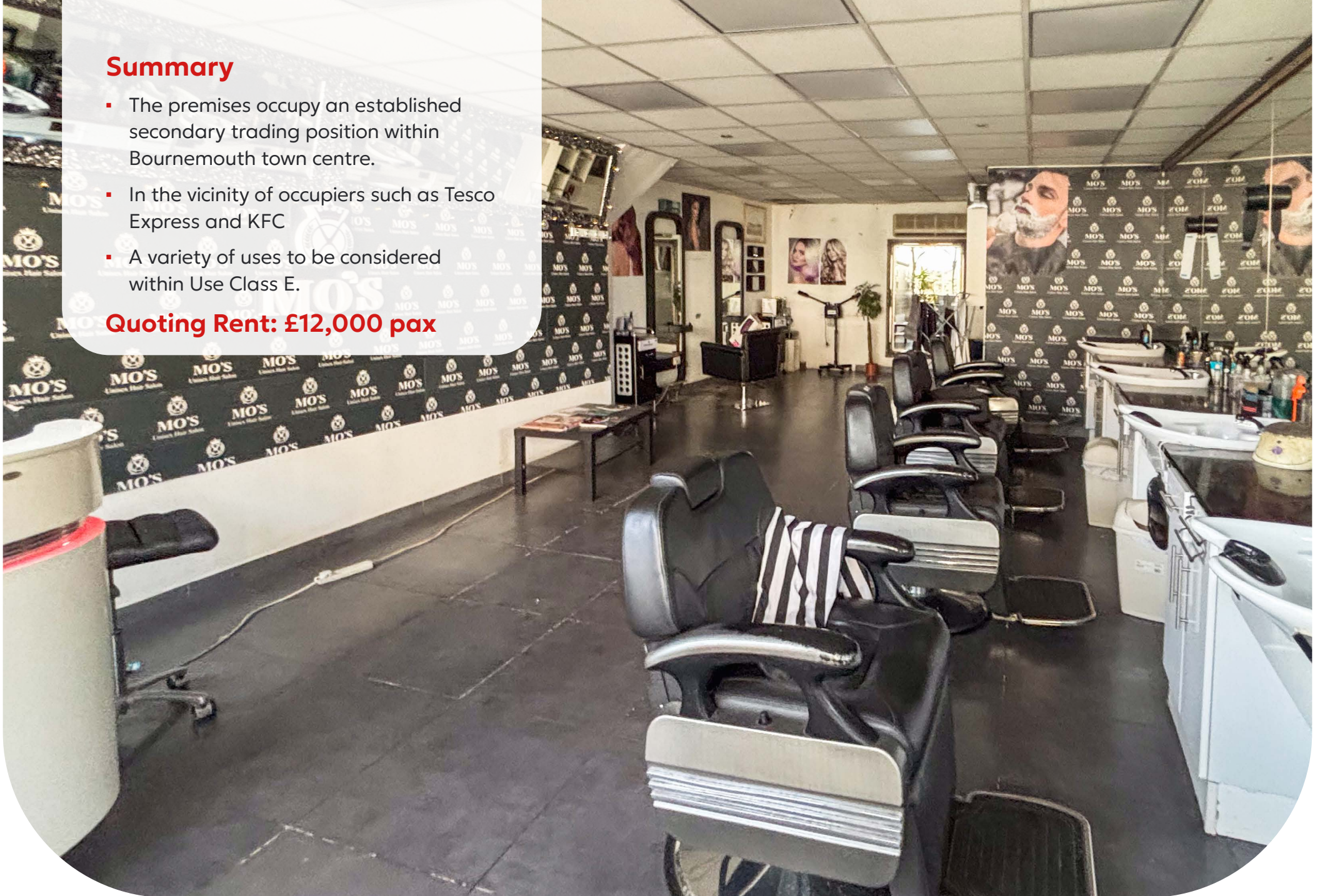
100% Small Business Rates
Relief Available (Subject To Terms)

741 SQ FT // 69.03 SQ M

Summary

- The premises occupy an established secondary trading position within Bournemouth town centre.
- In the vicinity of occupiers such as Tesco Express and KFC
- A variety of uses to be considered within Use Class E.

Quoting Rent: £12,000 pax





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Location

- The premises occupies a prominent trading position within Bournemouth town centre.
- Nearby occupiers include KFC and Tesco Express.
- The premises are also located within 150 metres of Commercial Road, where a variety of national occupiers are located including **Zara, Primark, Sports Direct, River Island, Greggs** and **Tiger**

Nearby Occupiers

ZARA

PRIMARK®

SPORTS
DIRECT.COM

RiverIsland

GREGGS

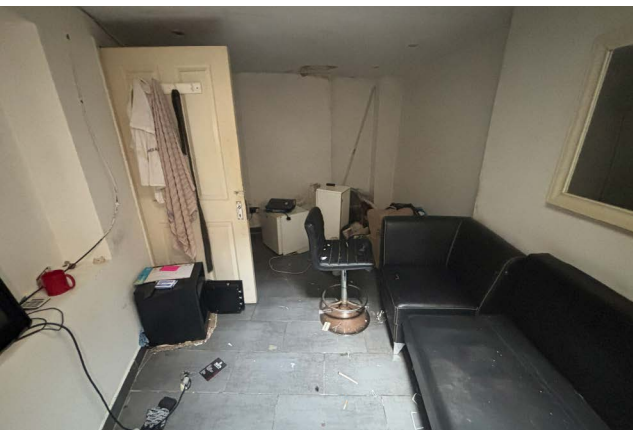
Description

- Mid-terrace retail premises is arranged over ground floor only.
- The premises is currently arranged to provide a sales area, which was most recently trading as a hair salon, with staff facilities located to the rear.
- The premises benefits from a kitchenette and W/C with wash hand basin , as well as a large staff breakout room.

Accommodation

	sq m	sq ft
Sales Area	47.49	510
Ancillary	21.54	231
Kitchenette	-	-
WC with wash hand basin	-	-

Total net internal area approx. 69.03 741



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 **£12,000 per annum**, exclusive of all other outgoings.

Rateable Value

£10,750 (1st April 2026)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to terms).

EPC Rating

C - 73

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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