100% PRIME RETAIL PREMISES FRONTING BOURNEMOUTH SQUARE

GROUND FLOOR UNIT 2, BOBBYS, THE SQUARE, 2-12 COMMERCIAL ROAD, BH2 5LP

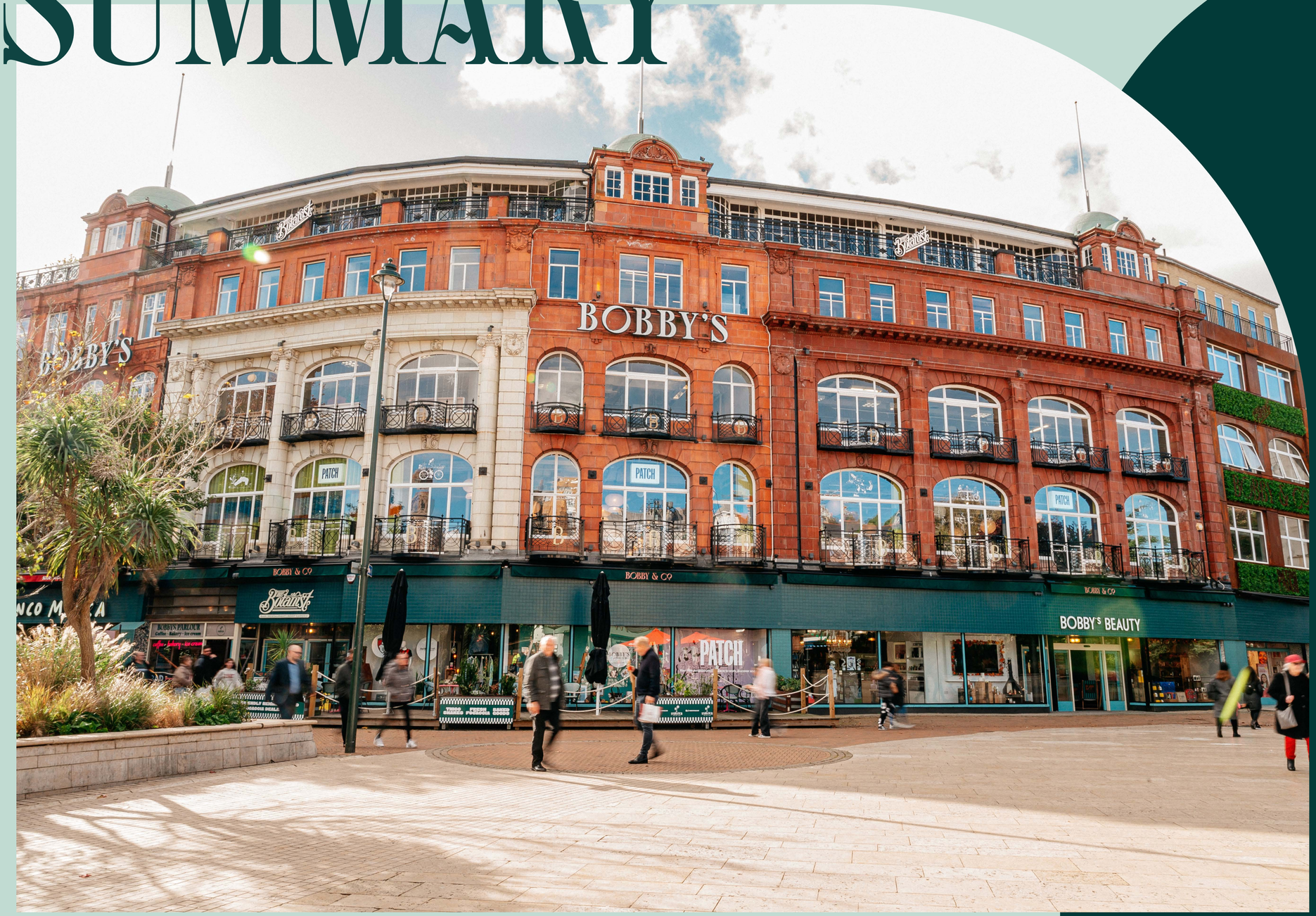
BOBBY &CO.

BOURNEMOUTH

• EST 1915 •

GIA 536 SQ M (5,769 SQ FT)

SUMMARY



- 100% prime retail unit located fronting Bournemouth Square
- Forming part of the iconic BOBBYS DEPARTMENT STORE
- The unit is largely open plan with a gross internal area of 5,769 sq ft / 536 sq m
- Unit 1 and 4 adjacent have recently been let to WINGSTOP & BARCLAYS
- Numerous national operators are located in the vicinity including THE IVY (opposite), TESCO EXPRESS, ZARA, PRIMARK, STARBUCKS and BOOTS
- Bobbys has been redeveloped to provide a vibrant mix of office, leisure and retail facilities with patch co-working on the first floor and THE BOTANIST located on the fourth floor
- New lease available

LOCATION

- Bournemouth is a national and commercial south coast town which is located approximately 100 miles (165 km's) south west of London, 30 miles (48 km's) south west of Southampton and 36 miles (58 km's) east of Weymouth
- Bournemouth is Dorsets principal commercial centre and is one of the UK's premier seaside resorts. It has a residential population in excess of 165,000 persons and a primary catchment of 375,000 persons within a 6 mile radius (Focus). The town is a thriving destination with an estimate of 1.5 million staying visitors and 3.8 million day visitors every year
- Bournemouth also benefits from a substantial and growing student population with an excess of 25,000 students attending its university
- The subject premises occupies a 100% prime trading position fronting Bournemouth Square, with nearby occupiers including Wingstop, Barclays, The Ivy, Tesco Express, Pret A Manger, Primark, Zara and Boots

>> LOCATION MAP >> STREET VIEW




Ground Floor Unit 2
AVENUE ROAD
BOURNE AVENUE
RICHMOND HILL
ALBERT ROAD
POST OFFICE ROAD
COMMERCIAL ROAD
THE AVENUE CENTRE
THE SQUARE
OLD CHRISTCHURCH ROAD
HINTON ROAD
ORCHARD STREET
TERRACE ROAD
EXETER ROAD
GERVIS PLACE
UPPER TERRACE ROAD
VACANT (2 RETAIL FLOORS)
hmv
SALTROCK
vodafone
PANDORA
Santander
BEAUTY SALON
REMEDE
FLYING TIGER HOUSEHOLD GOODS
VAPESTORE
VACANT
GIFTS
HEMA
vision express
schuh
TOYS & GAMES
BURGER KING
H.SAMUEL
Boots
Clarks
PRET A MANGER
BARCLAYS COMING SOON
PRIMARK
RIVER ISLAND
IMMOBILE TELEPHONES
ZARA
HSBC
JD
SPORTS DIRECT.COM
GAME
USC
Ann Summers
CAFFE NERO
THE IVY
TESCO
MULTI-STOREY (236) (ACTUAL)
Pho
SHAWN BARBER
VACANT
SOUTH COAST CAFE
BAR & RESTAURANT
PLACE OF WORSHIP
VACANT HOTEL
OFFICE
MENS WEAR
PARADE VINTAGE LADIES & MENS WEAR
STEPHENS ESTATE
STRIPTEASE STRIP CLUB & BAR
CREAMS ICE CREAM PARLOUR
ADELAIDE LANE
ASIAN RESTAURANT
KOKORO RESTAURANT
CREMMA CAFE
TRIDENT CASINO SLOTS AMUSEMENTS
VCREAM PARLOUR
claire's
TAKATAKA
VAC REST
SWIPTON BUILDING SOCIETY
RIVER AESTHETICS BEAUTY SALON
LAKELAND ITALIAN KITCHEN
TAP&TANDOOR
VAC BANK/FIN
ENTRANCE
BEAT ONE
THIRSTY SPORTS BAR
OFFICE
VACANT PUBLIC HOUSE
ASCE MAIN
TRAVEL CARE
LLOYDS BANK
GREGGS
savers
ONE CUSTOMER GIFT
NatWest
RESTORED
SIF SPORTS IT FIRST OUTLET
Wetzel's THE BAKERS
REPAIR TECH TELEPHONES
OFFICE
TORTILLA
LUSH
BARNABYS OPTICIAN
COSY CLUB
IRELAND & BIRRELL
Waterstones
BRIGHTS HOUSE
ARCADE JEWELLER
WORK IN PROGRESS CLOTHING
CLOTHING
SPACE NK APOTHECARY HILTHAMBA
ICRACK TELEPHONES
Nationwide
ENTRANCE & LOADING
HAUS HAIR
BOURNEMOUTH ARCADE
CHARLES FOX JEWELLER
CÔTE BRASSERIE
RICHMOND CLASSICS LADIES & MENS WEAR
WESTOVER ART GALLERY
PURO GUSTO ITALIAN RESTAURANT
VACANT RESTAURANT
BONE'S AMERICAN RESTAURANT
THE STABLE BAR & RESTAURANT
wetherspoon
EDEN BAR
VACLEIS
DVS
OFF
4A
4C
4D
THE REAL GREEK
FIVE GUYS
BURGERS and FRIES
NANDO'S CHICKENS
ESCAPE HUNT AMUSEMENTS
ODEON
PIZZA EXPRESS
Nando's
TGI FRIDAYS
MR MULLIGANS SPORTS CLUB
BH2 BOURNEMOUTH
Hilton
Hilton
DWELLINGS
SCHLOONS & FORX BRITISH RESTAURANT

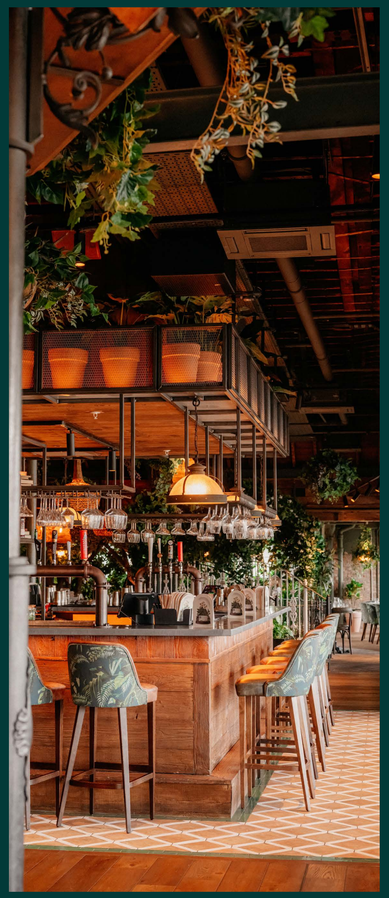
YOUR NEW NEIGHBOURS









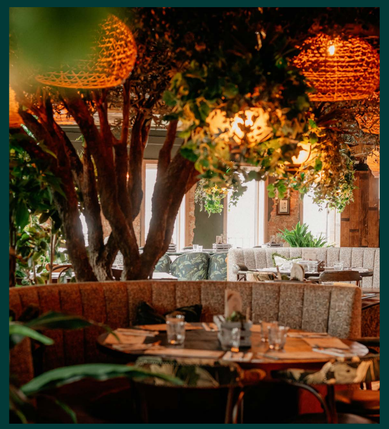






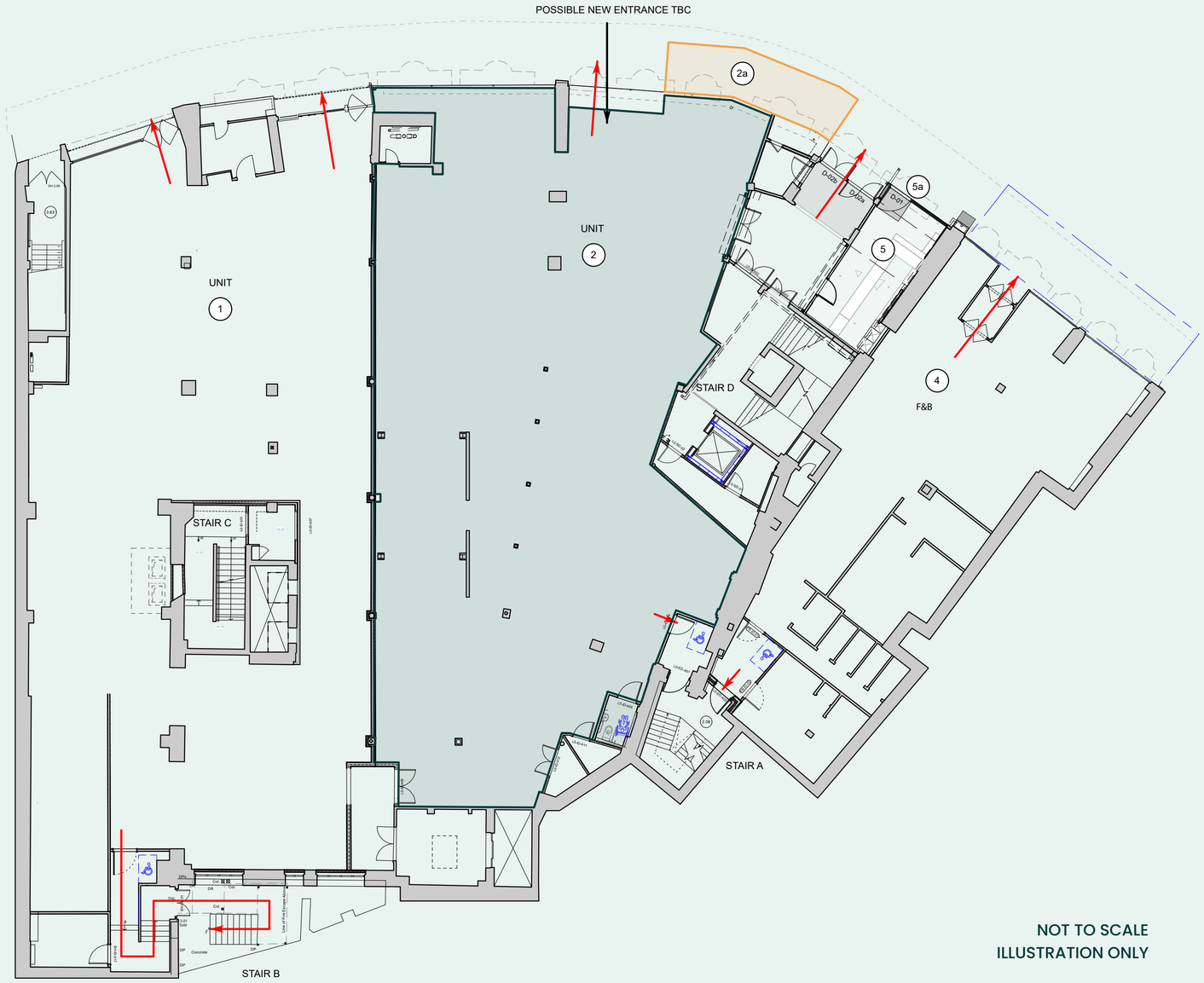


BOBBY
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BOURNEMOUTH
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DESCRIPTION

- Ground floor retail unit of approximately 5,769 sq ft / 536 sq m gross internal area
- Largely open plan and provided in a white box condition
- Suitable for a variety of uses including retail, F&B, leisure, subject to the necessary planning consents being obtained
- Substantial frontage to Bournemouth Square with potential for outdoor seating to the front
- Iconic central Bournemouth building in combining period features with modern specifications
- Forming part of the Bobbys redevelopment which includes Bobbys Parlour and Patch neighbourhood work space with two further ground floor units under offer



NOT TO SCALE
ILLUSTRATION ONLY

ACCOMMODATION

The accommodation with approximate areas and dimensions are arranged as follows:

Gross Internal Area **5,769 sq ft // 536 sq m**

TERMS

The premises are available by way of a new effective full repairing and insuring lease via a service charge, term and rent review pattern by negotiation.

RENT

£135,000 per annum exclusive.

SERVICE CHARGE

This is currently budgeted at £7.50 per sq ft.

TIMING

Delivery/occupation Q4 2026.

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.

LEGAL COSTS

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

EPC RATING

To be provided upon completion of the separation works.

RATEABLE VALUE

To be provided upon completion of the separation works.

BOBBY & CO

VIEWINGS

Strictly by prior appointment through the sole agents **Goadsby**, through whom all negotiations must be conducted.

goadsby
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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.