



RETAIL

FOR SALE

Mid-terrace freehold opportunity in popular Bournemouth suburb

Summary

- Located in the popular suburb of Southbourne
- Arranged over the ground and first floor
- Potential to redevelop the first floor into residential accommodation (S.T.P.P.)
- Of interest to owner occupiers, developers and investors
- Allocated parking for one vehicle
- Available with vacant possession
- Tenure : Freehold

Quoting Price: £300,000





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Location

- Located within the popular suburb of Southbourne
- Southbourne is located approximately 3 miles east of Bournemouth town centre and 2 miles from central Christchurch
- The premises occupies a trading position on Southbourne Grove
- A wide variety of independent retailers represented in Southbourne, alongside a number of multiples, including **Tesco Express**, **Loungers**, **Coffee #1**, **Boots**, **Costa** and **Brewhouse & Kitchen**

Nearby Occupiers

TESCO
Express

LOUNGERS Coffee#1



COSTA

BREWHOUSE
&
KITCHEN

Description

- Good sized ground floor sales area
- The first floor is accessed via an internal staircase, accessed via the rear of the sale area via a rear external door
- The first floor is currently arranged as four rooms used as storage/offices, in addition to a single WC with wash hand basin
- Parking for one vehicle is accessed via Southbourne Lane East
- Potential to convert the first floor into residential accommodation (S.T.P.P)



Accommodation

	sq m	sq ft
Ground Floor	94.52	910
First Floor	53.71	578
1 x allocated car parking space	-	-
WC with wash hand basin	-	-

Total net internal area approx.

153.1 1,649



Tenure

Freehold

Price

£300,000

Rateable Value

£19,750 (1st April 2026)

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

EPC Rating

D - 96

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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