



RETAIL

TO LET

Substantial Town
Centre Retail Premises
Forming Part Of An
Established Parade

2,600 SQ FT // 241.68 SQ M

Summary

- Former Starbucks
- Bournemouth town centre trading position
- Extremely well presented throughout
- In the vicinity of occupiers such as Tesco Express and KFC
- A variety of uses to be considered within Use Class E

Quoting Rent: £40,000 pax





Location

- The premises occupies a prime trading position, forming part of an established town centre retail parade
- The retail parade consists of occupiers such as **KFC**, **Tesco Express**, **Howden Insurance** Brokers and a variety of independent occupiers
- Commercial Road is located within 50 metres, where a variety of national occupiers are trading including **Zara**, **Primark**, **Sports Direct**, **River Island**, **Greggs**, **Tiger** amongst many others

Nearby Occupiers



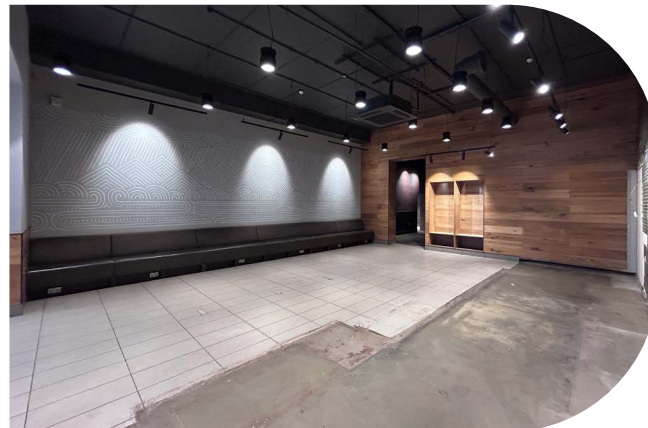
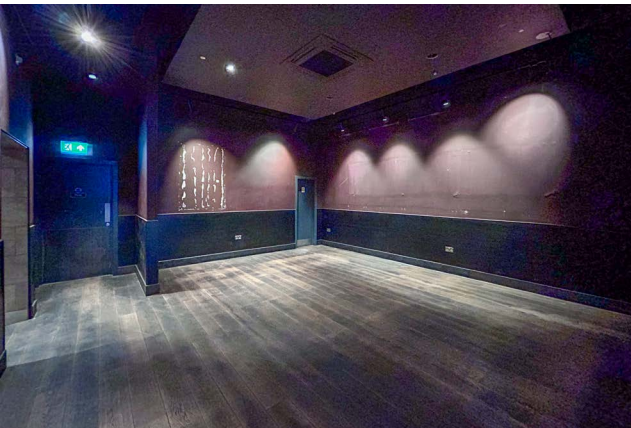
Description

- Mid-terrace retail premises
- Substantial trading area
- Rear staff and customer facilities including customer toilets, storage, office and 2 x DDA compliant WC
- A variety of uses to be considered within Use Class E

Accommodation

	sq m	sq ft
Total net internal area approx.	241.68	2,600

Male and female WCs	-	-
2 x DDA compliant WC with wash hand basin	-	-



Terms

The premises are available to let by way of a new effective full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rental of **£40,000 per annum**, exclusive of all other outgoings.

Rateable Value

£40,250 (1st April 2026)

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

EPC Rating

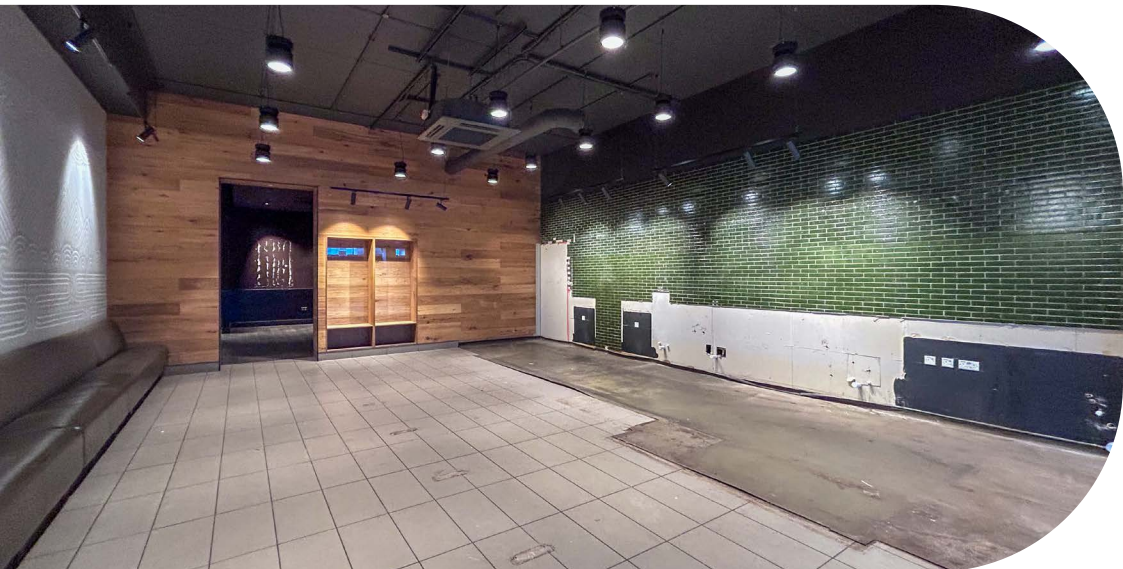
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Legal Costs

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.



ref: s350781

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.

 Unit 5, 59-69 Commercial Road, The Triangle, Bournemouth, Dorset, BH2 5RG



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Offices in Dorset and Hampshire.

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