

TO LET

PROMINENT WELLNESS/ FITNESS OPPORTUNITY

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



RETAIL

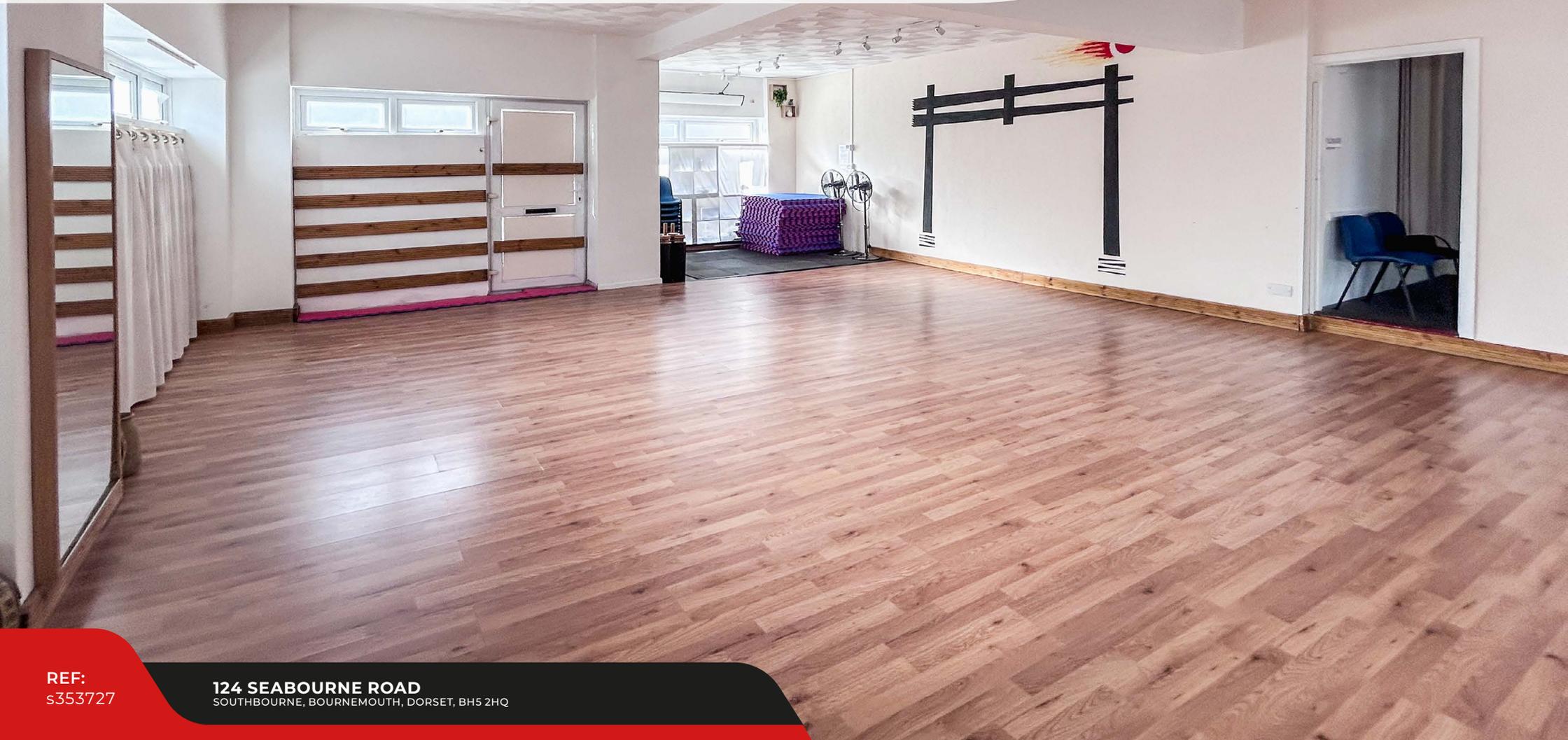
goadsby

124 SEABOURNE ROAD
SOUTHBOURNE, BOURNEMOUTH, DORSET, BH5 2HQ

SUMMARY >

- WELLNESS/FITNESS OPPORTUNITY WITHIN THE POPULAR SUBURB OF SOUTHBOURNE
- PROMINENT POSITION WITH RETURN FRONTAGE TO SOUTHVILLE ROAD
- REAR PARKING FOR 1 VEHICLE
- WELL PRESENTED THROUGHOUT
- SMALL BUSINESS RATES RELIEF AVAILABLE, SUBJECT TO TERMS

QUOTING RENT: £11,000 PER ANNUM EXCLUSIVE



REF:
s353727

124 SEABOURNE ROAD
SOUTHBOURNE, BOURNEMOUTH, DORSET, BH5 2HQ

Location

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

COSTA Sainsbury's

CORAL

TESCO

Wenzel's
THE BAKERS

Express



Description

- Arranged over the ground floor only
- Well-presented throughout
- Specifically wellness/fitness occupiers considered
- WC with wash hand basin
- 1 allocated car parking space

Accommodation

sq m sq ft

Ground floor NIA approx. 59.14 656

WC with wash hand basin - -
1 allocated car parking spaces - -

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 **£11,000 per annum**, exclusive of all other outgoings.



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Rateable Value

£9,400 (1st April 2026)

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

EPC Rating

C - 59

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.

Viewing

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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Offices in Dorset and Hampshire.

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