

# TO LET

## PRIME TOWN CENTRE CLASS E PREMISES

539 SQ FT // 50.12 SQ M



RETAIL

goadsby

**97 COMMERCIAL ROAD**  
BOURNEMOUTH, DORSET BH2 5RT

## SUMMARY >

- WELL PRESENTED CLASS E PREMISES MOST RECENTLY TRADING AS AN OFFICE
- THE PREMISES ARE ARRANGED OVER THE GROUND FLOOR AND BASEMENT
- PRIME LOCATION WITHIN BOURNEMOUTH TOWN CENTRE
- A VARIETY OF USES TO BE CONSIDERED WITHIN USE CLASS E

QUOTING RENT: £18,500 PER ANNUM EXCLUSIVE



REF:  
s351710

**97 COMMERCIAL ROAD**  
BOURNEMOUTH, DORSET BH2 5RT

## Location

- The premises occupies a trading position on Commercial Road in Bournemouth town centre
- Nearby occupiers include **KFC** and **Tesco Express**
- The premises are also located within 120m of the prime shopping area on Commercial Road where a variety of national occupiers are located including **Zara**, **Primark**, **Sports Direct**, **River Island**, **O2**, **Greggs** and **Flying Tiger**



## Description

- This mid-terrace former office premises is arranged over the ground floor and basement
- The ground floor consists of a sales area with a meeting room/office with staff facilities located to the rear, including a kitchenette
- The basement is accessed via an internal staircase and provides further trading area/storage

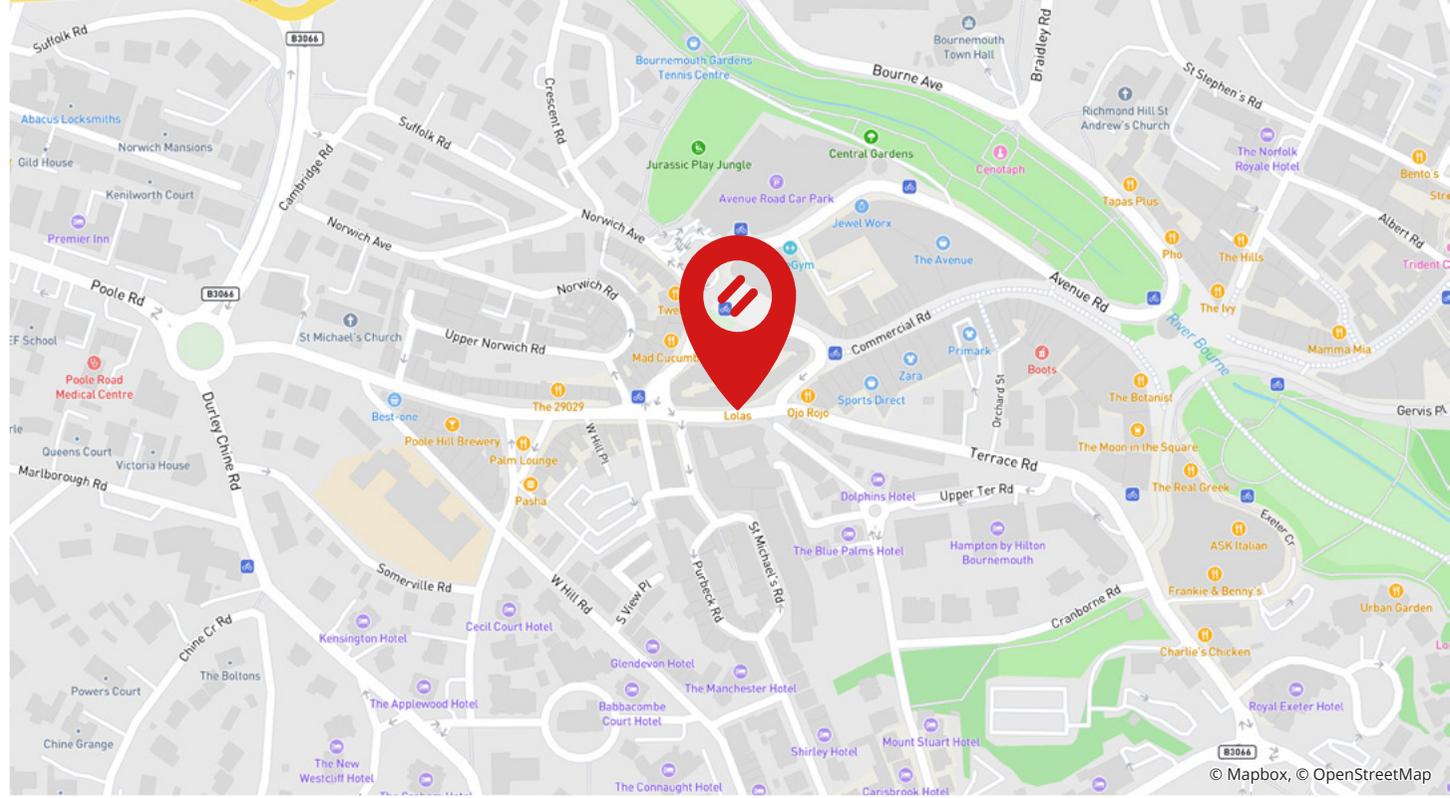
## Accommodation

	sq m	sq ft
Ground Floor	50.12	539
Kitchen	4.66	50
Basement	56.39	607

**Net internal area approx. 110.8 1,196**

## 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 **£18,500 per annum, exclusive** of all other outgoings.



## Rateable Value

£12,500 (from 1<sup>st</sup> April 2026)

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

## EPC Rating

TBC

## 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.

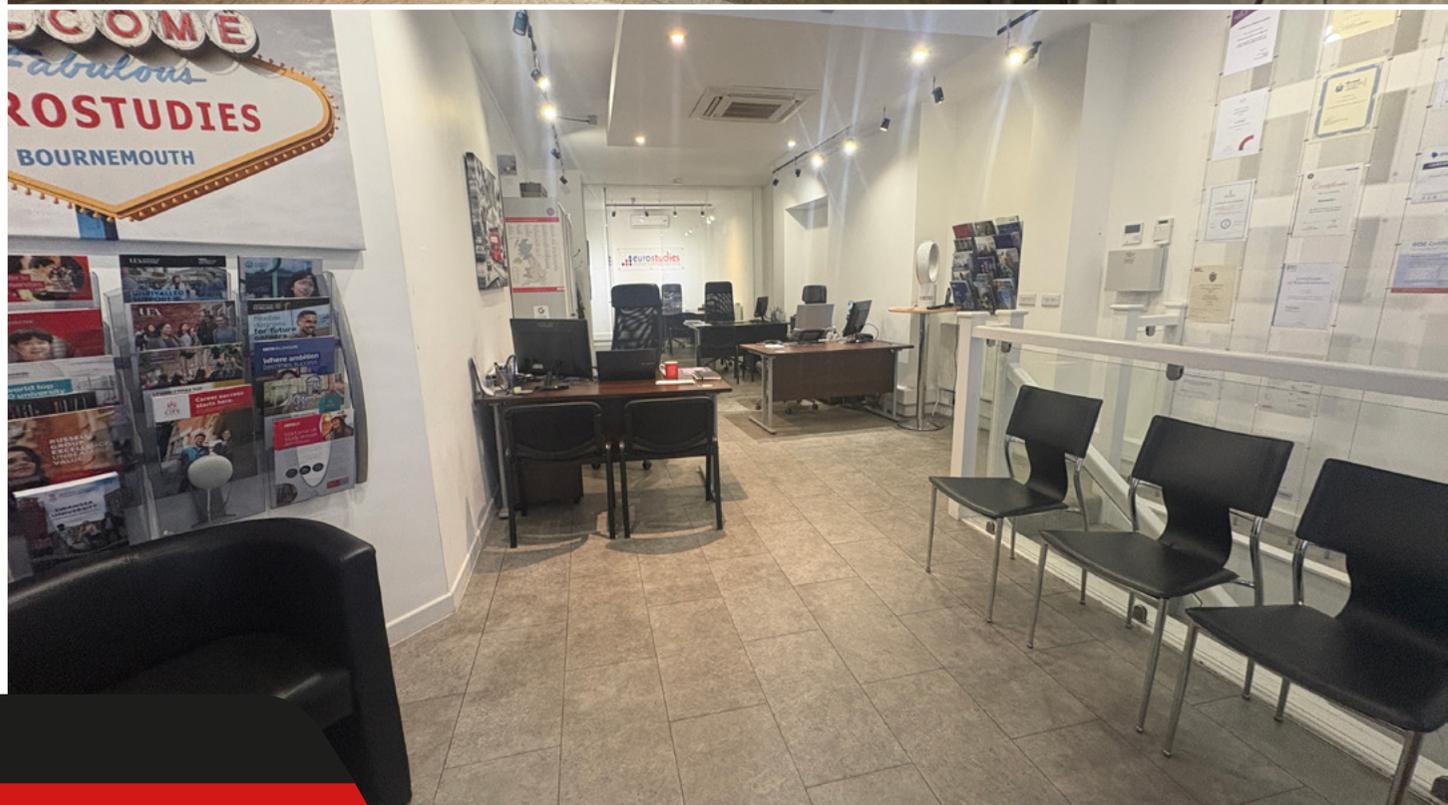
## Viewing

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



**Edd Watts** 07968 299408  
edd.watts@goadsby.com

**Jake Walker** 07834 060918  
jake.walker@goadsby.com





## 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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