



RETAIL

TO LET

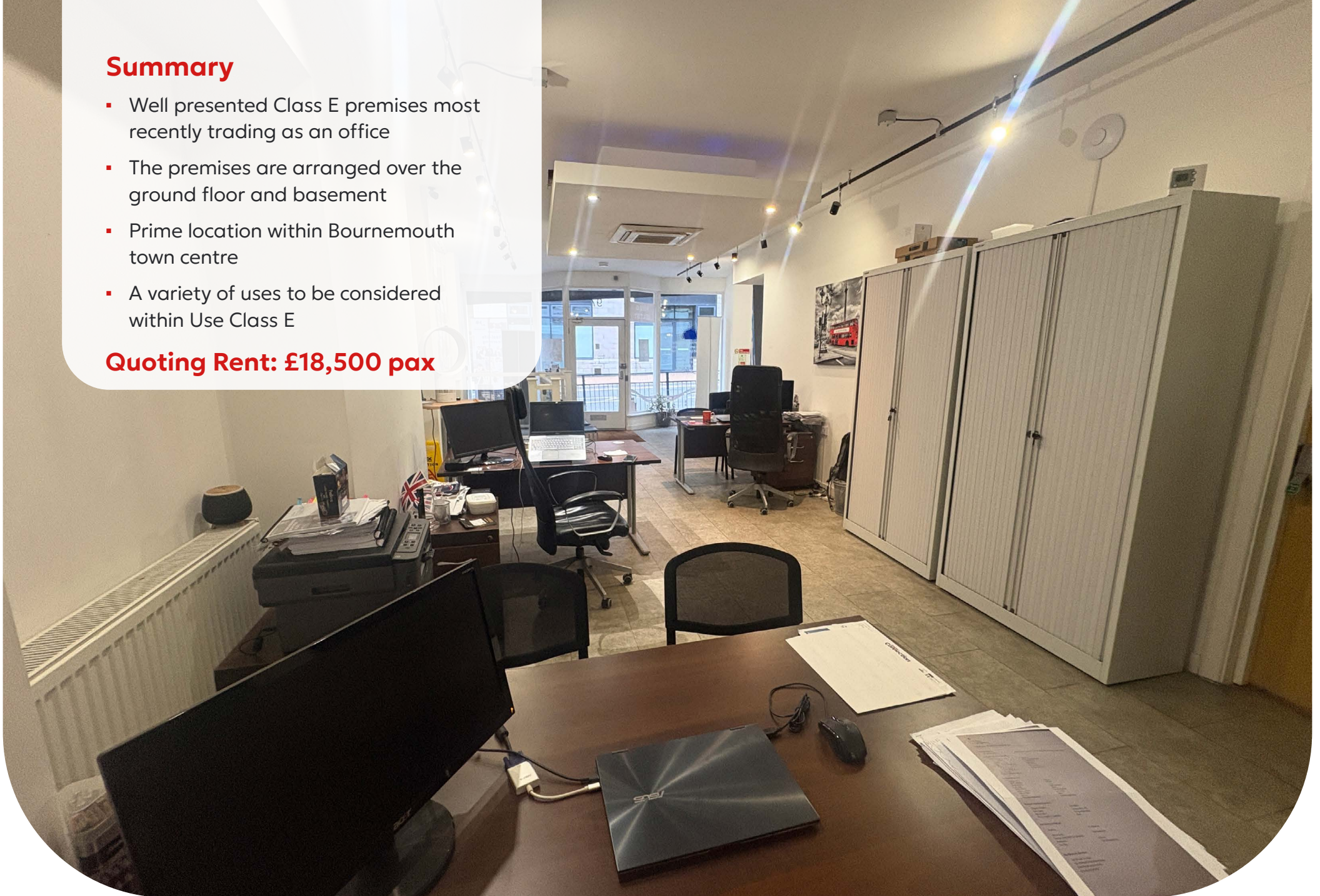
**Prime Town Centre
Class E Premises**

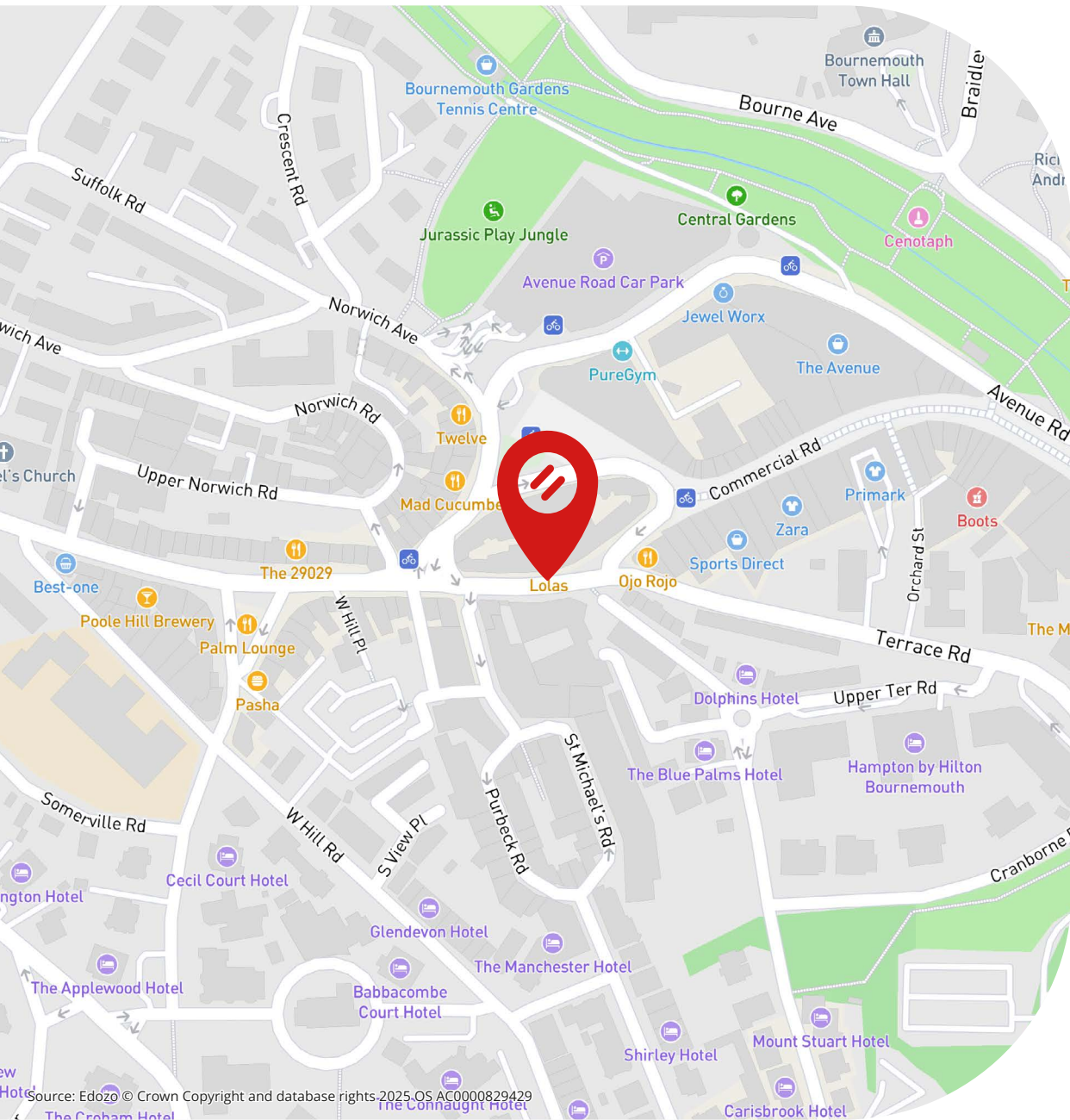
539 SQ FT // 50.12 SQ M

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 pax





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**

Nearby Occupiers



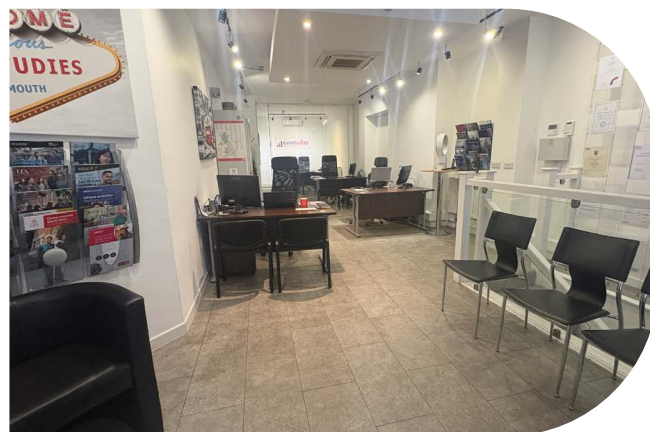
Description

- 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

Total net internal area approx. 110.8 1,196



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

Rateable Value

£12,500 (1st April 2026)

Rate payable at 38.2p in the pound (Year commencing 1st 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.



ref: s351710

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.

📍 97 Commercial Road, Bournemouth, Dorset, BH2 5RT



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goadsby.com