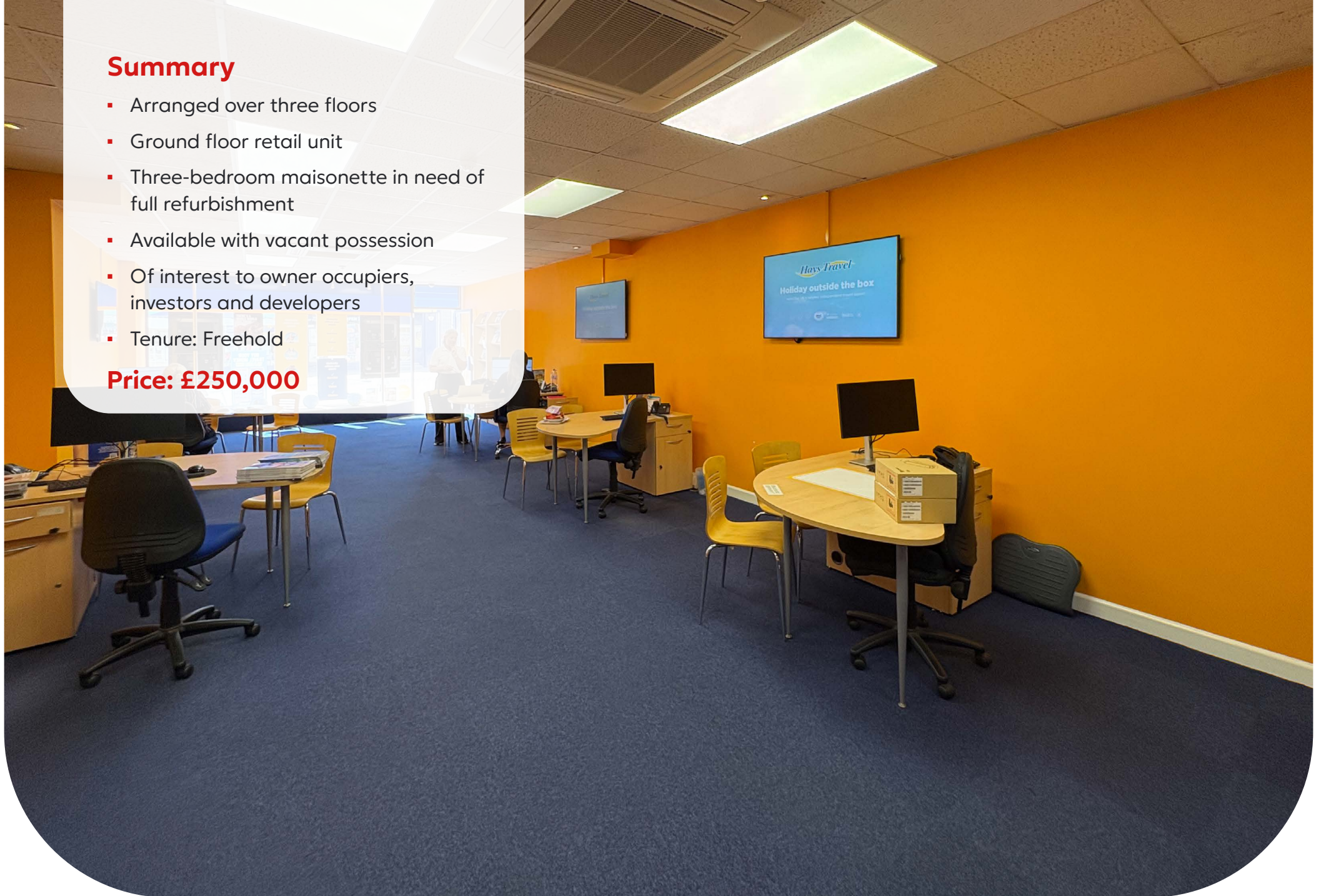




Summary

- Arranged over three floors
- Ground floor retail unit
- Three-bedroom maisonette in need of full refurbishment
- Available with vacant possession
- Of interest to owner occupiers, investors and developers
- Tenure: Freehold

Price: £250,000





Location

- The building occupies a trading position on the pedestrianised section of Christchurch Road
- Located in the vicinity of several multiple retailers and food and beverage occupiers, including **McDonalds**, **Costa Coffee**, **Esquires**, **Primark**, **CEX** and **Boots the Chemist**
- Located approximately 3.5 miles away from the centre of Bournemouth

Nearby Occupiers

McDonald's

COSTA

ESQUIRES
THE ORGANIC COFFEE CO.

PRIMARK



>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

Description

- Mid-terraced property
- Arranged over three floors
- The ground floor consists of a good-sized sales area with office/storage facilities to the rear, in addition to staff accommodation
- The three-bedroom maisonette is accessed via an external staircase within the rear yard
- The maisonette is in a shell condition, and in its existing layout would consist of three bedrooms, a lounge, kitchen and a bathroom.

Accommodation

	sq m	sq ft
Ground Floor		
Sales Area	63.85	687
Ancillary/Store	80.79	869
Male And Female Cloakrooms	-	-
Kitchenette	-	-

Total net internal area approx.	144.64	1,556
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First Floor

Room 1	2.67 x 4.03
Room 2	4.89 x 3.33 (max)
Room 3	5.86 x 5.24

Second Floor

Room 4	5.99 x 5.25
Room 5	5.13 x 3.45 (max)
Room 6	2.29 x 3.22



Tenure

Freehold.

Price

£250,000

Rateable Value

£16,750 (1st April 2026)

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

EPC Rating

Commercial - TBC

Residential - 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.



Viewings

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



Grant Cormack 07776 217453
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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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