

RETAIL



TO LET

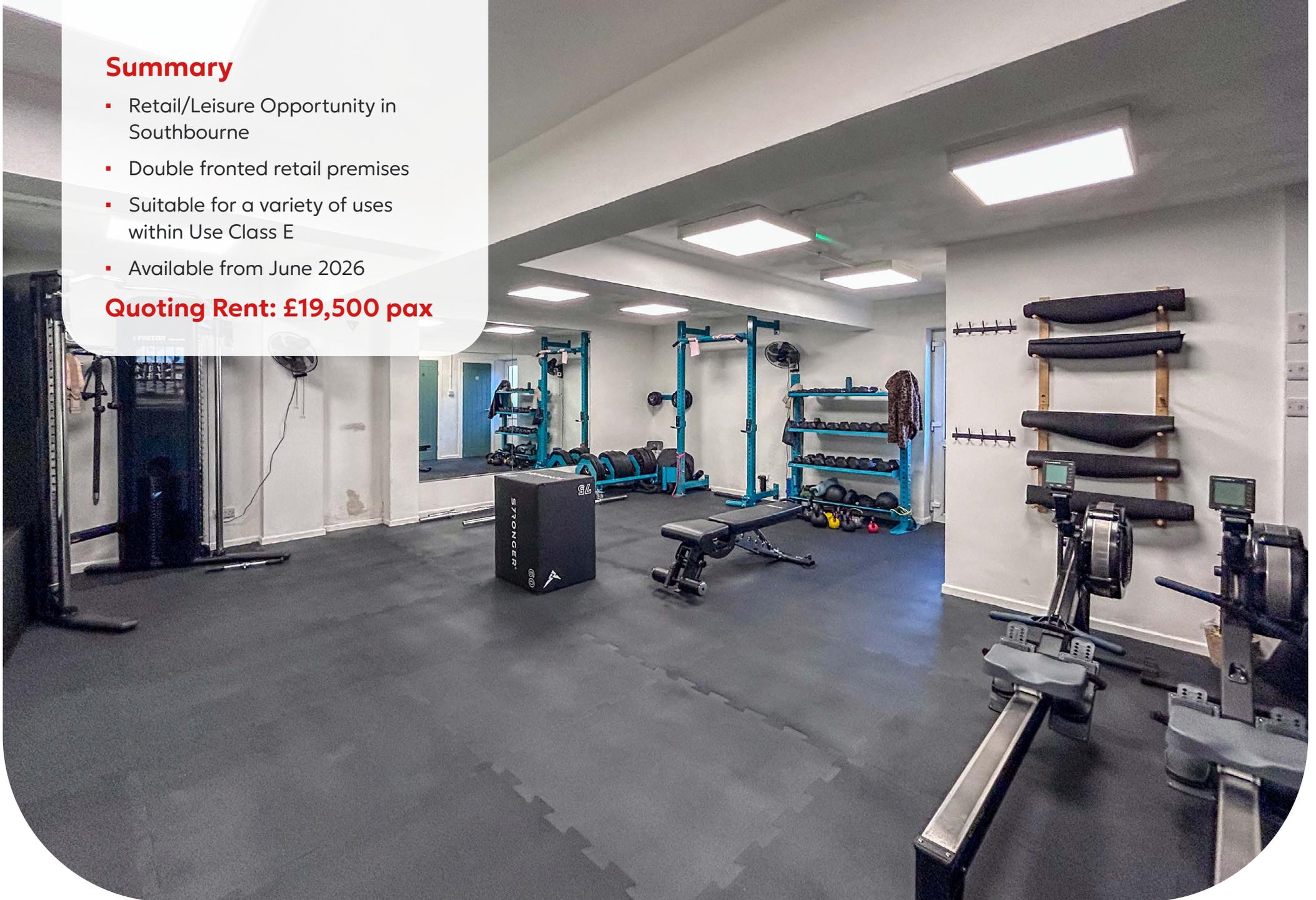
Class E Opportunity
In Popular
Bournemouth Suburb

1,030 SQ FT // 95.72 SQ M

Summary

- Retail/Leisure Opportunity in Southbourne
- Double fronted retail premises
- Suitable for a variety of uses within Use Class E
- Available from June 2026

Quoting Rent: £19,500 pax





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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

Nearby Occupiers

COSTA **CORAL** **Sainsbury's**

Wenzel's
THE BAKERS

TESCO
express

Boots

BREWHOUSE & KITCHEN

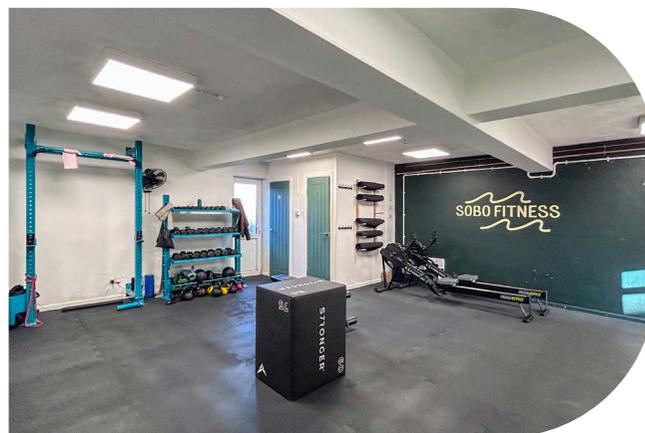
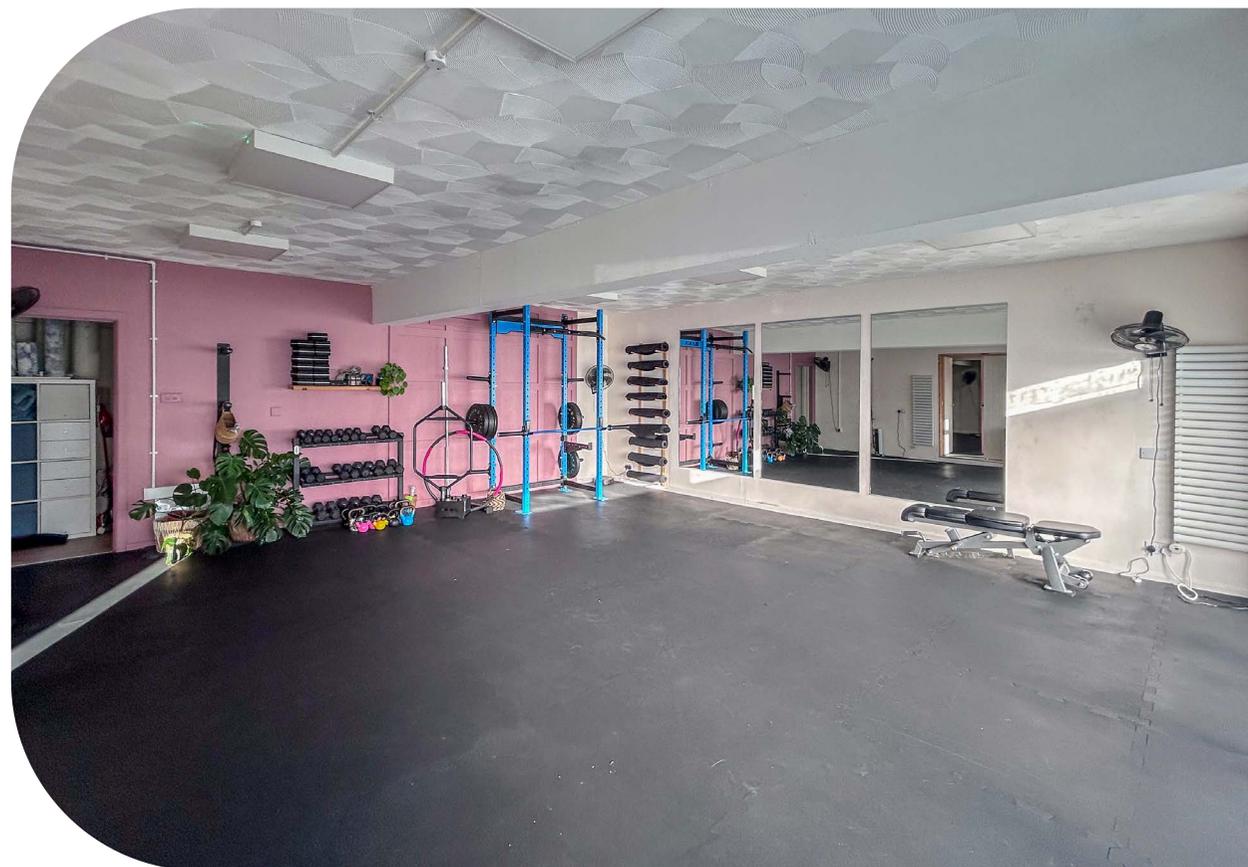
Description

- Arranged over the ground floor only
- Double fronted
- A variety of uses within Use Class E to be considered
- 2 x WCs with wash hand basin
- 1 x shower

Accommodation

	sq m	sq ft
Ground floor NIA	95.72	1,030
2 x WC with wash hand basin	-	-
1 x shower	-	-

Total net internal area approx. 95.72 1,030



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 **£19,500 per annum**, exclusive of all other outgoings.

Rateable Value

£18,500 (1st April 2026)

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

EPC Rating

C - 54

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: s357705

Viewings

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.

📍 120-122 Seabourne Road, Southbourne, Bournemouth, Dorset, BH5 2HQ



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