

TO LET

**TOWN CENTRE
CLASS E PREMISES**



RETAIL

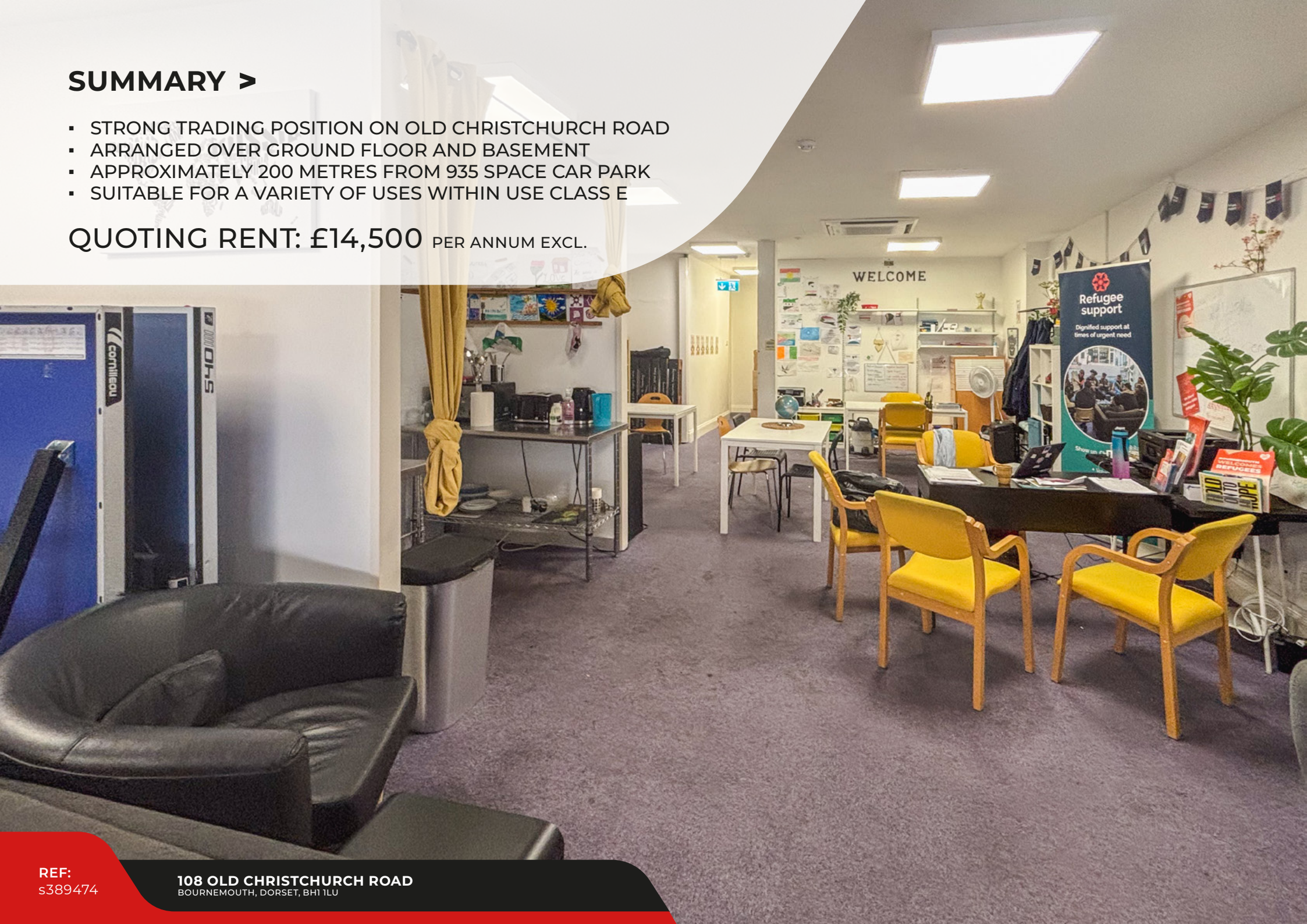
goadsby

108 OLD CHRISTCHURCH ROAD
BOURNEMOUTH, DORSET, BH1 1LU

SUMMARY >

- STRONG TRADING POSITION ON OLD CHRISTCHURCH ROAD
- ARRANGED OVER GROUND FLOOR AND BASEMENT
- APPROXIMATELY 200 METRES FROM 935 SPACE CAR PARK
- SUITABLE FOR A VARIETY OF USES WITHIN USE CLASS E

QUOTING RENT: £14,500 PER ANNUM EXCL.



REF:
s389474

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Location

- The premises occupies a strong trading position on Old Christchurch Road, in the heart of Bournemouth's core shopping district
- This particular section of Old Christchurch Road has a strong professional and financial service offering, where the clearing banks located a number of estate agents and financial advisors



Description

- This retail / office premises is arranged over ground floor and basement
- The ground floor is arranged to provide a sales/ office area with a rear internal staircase providing access to the basement
- The basement consists of a number of storage/ office rooms with 2 WCs and a kitchenette/ staff room

Accommodation

Accommodation	sq m	sq ft
Ground floor sales/office area	65.19	701
Basement		
Room 1	18.24	196
Room 2	7.29	78
Store	8.28	89
Staff Room/Kitchen	6.29	68
2 x WC with wash hand basin	-	-
Total:	105.29	1,132

EPC Rating

C - 65



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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 rent of **£14,500 per annum**, exclusive of all other outgoings, payable quarterly in advance by standing order.

Rateable Value

£14,250

Rates payable at 38.2p in the £ (year commencing 1st April 2026)

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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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