

100% PRIME RETAIL PREMISES FRONTING BOURNEMOUTH SQUARE

GROUND FLOOR UNIT 2, BOBBYS, THE SQUARE, 2-12 COMMERCIAL ROAD, BH2 5LP

BOBBY
& CO

BOURNEMOUTH
• EST 1915 •

GIA 536 SQ M (5,769 SQ FT)

SUMMARY



- » 100% prime retail unit located fronting Bournemouth Square
- » Forming part of the iconic **BOBBY'S DEPARTMENT STORE**
- » The unit is largely open plan with a gross internal area of 5,769 sq ft / 536 sq m
- » Unit 1 and 4 adjacent are currently under offer to National operators
- » Numerous national operators are located in the vicinity including **THE IVY** (opposite), **TESCO EXPRESS**, **ZARA**, **PRIMARK**, **STARBUCKS** and **BOOTS**
- » Bobbys has been redeveloped to provide a vibrant mix of office, leisure and retail facilities with patch co-working on the first floor and **THE BOTANIST** located on the fourth floor
- » New lease available

LOCATION

- » Bournemouth is a national and commercial south coast town which is located approximately 100 miles (165 km's) south west of London, 30 miles (48 km's) south west of Southampton and 36 miles (58 km's) east of Weymouth
- » Bournemouth is Dorset's principal commercial centre and is one of the UK's premier seaside resorts. It has a residential population in excess of 165,000 persons and a primary catchment of 375,000 persons within a 6 mile radius (Focus). The town is a thriving destination with an estimate of 1.5 million staying visitors and 3.8 million day visitors every year
- » Bournemouth also benefits from a substantial and growing student population with an excess of 25,000 students attending its university
- » The subject premises occupies a 100% prime trading position fronting Bournemouth Square, with nearby occupiers including The Ivy, Tesco Express, Pret A Manger, Primark, Zara and Boots





Ground Floor Unit 2

Hilton

Hilton

ODEON

Nando's
to FRIDAYS

FIVE GUYS
BURGERS and PIES

SLIM CHICKENS

MR MULLIGAN'S
SPORTS CLUB

BH2
BOURNEMOUTH

DWELLINGS

SCHIPPOONS & FORK
BRITISH RESTAURANT

ESCAPE HUNT
AMUSEMENTS

THE REPR GREEN

EDEN BAR

wetherspoon

Boys

4A 4C 4D

VACLEIS
EST AG OFF

BOBBY'S CO

PRET A MANGER

Clarks

BOON

H.SAMUEL

vision express

schun

PRIMARK

RIVER ISLAND

ZARA

HSBC

SPORTS GAME USC

NERO

Ann Summers

Direct.com

UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 6

UNIT 7

UNIT 8

UNIT 9

UNIT 10

UNIT 11

UNIT 12

UNIT 13

UNIT 14

UNIT 15

UNIT 16

UNIT 17

UNIT 18

UNIT 19

UNIT 20

UNIT 21

UNIT 22

UNIT 23

UNIT 24

UNIT 25

UNIT 26

UNIT 27

UNIT 28

UNIT 29

UNIT 30

UNIT 31

UNIT 32

UNIT 33

UNIT 34

UNIT 35

UNIT 36

UNIT 37

UNIT 38

UNIT 39

UNIT 40

UNIT 41

UNIT 42

UNIT 43

UNIT 44

UNIT 45

UNIT 46

UNIT 47

UNIT 48

UNIT 49

UNIT 50

UNIT 51

UNIT 52

UNIT 53

UNIT 54

UNIT 55

UNIT 56

UNIT 57

UNIT 58

UNIT 59

UNIT 60

UNIT 61

UNIT 62

UNIT 63

UNIT 64

UNIT 65

UNIT 66

UNIT 67

UNIT 68

UNIT 69

UNIT 70

UNIT 71

UNIT 72

UNIT 73

UNIT 74

UNIT 75

UNIT 76

UNIT 77

UNIT 78

UNIT 79

UNIT 80

UNIT 81

UNIT 82

UNIT 83

UNIT 84

UNIT 85

UNIT 86

UNIT 87

UNIT 88

UNIT 89

UNIT 90

UNIT 91

UNIT 92

UNIT 93

UNIT 94

UNIT 95

UNIT 96

UNIT 97

UNIT 98

UNIT 99

UNIT 100

UNIT 101

UNIT 102

UNIT 103

UNIT 104

UNIT 105

UNIT 106

UNIT 107

UNIT 108

UNIT 109

UNIT 110

UNIT 111

UNIT 112

UNIT 113

UNIT 114

UNIT 115

UNIT 116

UNIT 117

UNIT 118

UNIT 119

UNIT 120

UNIT 121

UNIT 122

UNIT 123

UNIT 124

UNIT 125

UNIT 126

UNIT 127

UNIT 128

UNIT 129

UNIT 130

UNIT 131

UNIT 132

UNIT 133

UNIT 134

UNIT 135

UNIT 136

UNIT 137

UNIT 138

UNIT 139

UNIT 140

UNIT 141

UNIT 142

UNIT 143

UNIT 144

UNIT 145

UNIT 146

UNIT 147

UNIT 148

UNIT 149

UNIT 150

UNIT 151

UNIT 152

UNIT 153

UNIT 154

UNIT 155

UNIT 156

UNIT 157

UNIT 158

UNIT 159

UNIT 160

UNIT 161

UNIT 162

UNIT 163

UNIT 164

UNIT 165

UNIT 166

UNIT 167

UNIT 168

UNIT 169

UNIT 170

UNIT 171

UNIT 172

UNIT 173

UNIT 174

UNIT 175

UNIT 176

UNIT 177

UNIT 178

UNIT 179

UNIT 180

UNIT 181

UNIT 182

UNIT 183

UNIT 184

UNIT 185

UNIT 186

UNIT 187

UNIT 188

UNIT 189

UNIT 190

UNIT 191

UNIT 192

UNIT 193

UNIT 194

UNIT 195

UNIT 196

UNIT 197

UNIT 198

UNIT 199

UNIT 200

UNIT 201

UNIT 202

UNIT 203

UNIT 204

UNIT 205

UNIT 206

UNIT 207

UNIT 208

UNIT 209

UNIT 210

UNIT 211

UNIT 212

UNIT 213

UNIT 214

UNIT 215

UNIT 216

UNIT 217

UNIT 218

UNIT 219

UNIT 220

UNIT 221

UNIT 222

UNIT 223

UNIT 224

UNIT 225

UNIT 226

UNIT 227

UNIT 228

UNIT 229

UNIT 230

UNIT 231

UNIT 232

UNIT 233

UNIT 234

UNIT 235

UNIT 236

UNIT 237

UNIT 238

UNIT 239

UNIT 240

UNIT 241

UNIT 242

UNIT 243

UNIT 244

UNIT 245

UNIT 246

UNIT 247

UNIT 248

UNIT 249

UNIT 250

UNIT 251

UNIT 252

UNIT 253

UNIT 254

UNIT 255

UNIT 256

UNIT 257

UNIT 258

UNIT 259

UNIT 260

UNIT 261

UNIT 262

UNIT 263

UNIT 264

UNIT 265

UNIT 266

UNIT 267

UNIT 268

UNIT 269

UNIT 270

UNIT 271

UNIT 272

UNIT 273

UNIT 274

UNIT 275

UNIT 276

UNIT 277

UNIT 278

UNIT 279

UNIT 280

UNIT 281

UNIT 282

UNIT 283

UNIT 284

UNIT 285

UNIT 286

UNIT 287

UNIT 288

UNIT 289

UNIT 290

UNIT 291

UNIT 292

UNIT 293

UNIT 294

UNIT 295

UNIT 296

UNIT 297

YOUR NEW NEIGHBOURS



HAMPTON BY HILTON

HILTON

BOBBY & CO
BOURNEMOUTH
• EST 1915 •

MR MULLIGANS

THE BOTANIST

PRET A MANGER

MILLER & CARTER

PREZZO

ODEON

FIVE GUYS

WETHERSPOON

OBSCURA CAFE

PIZZA EXPRESS

SLIM CHICKENS

THE REAL GREEK

NANDOS

BOOM BATTLE BAR

THE IVY



DESCRIPTION

- » Ground floor retail unit of approximately 5,769 sq ft / 536 sq m gross internal area
- » Largely open plan and provided in a white box condition
- » Suitable for a variety of uses including retail, F&B, leisure, subject to the necessary planning consents being obtained
- » Substantial frontage to Bournemouth Square with potential for outdoor seating to the front
- » Iconic central Bournemouth building in combining period features with modern specifications
- » Forming part of the Bobbys redevelopment which includes Bobbys Parlour and Patch neighbourhood work space with two further ground floor units under offer



NOT TO SCALE
ILLUSTRATION ONLY

ACCOMMODATION

The accommodation with approximate areas and dimensions are arranged as follows:

Gross Internal Area **5,769 sq ft // 536 sq m**

TERMS

The premises are available by way of a new effective full repairing and insuring lease via a service charge, term and rent review pattern by negotiation.

RENT

£135,000 per annum exclusive.

SERVICE CHARGE

This is currently budgeted at £7.50 per sq ft.

TIMING

Delivery/occupation Q4 2026.

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.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

EPC RATING

To be provided upon completion of the separation works.

RATEABLE VALUE

To be provided upon completion of the separation works.

BOBBY & CO

VIEWINGS

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



GRANT CORMACK
grant.cormack@goadsby.com // 07776 217453

EDD WATTS
edd.watts@goadsby.com // 07968 299408



ADAM RAWCLIFFE
arawcliffe@jacksoncriss.co.uk // 07968 474988

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.