

TO LET

SUBSTANTIAL TOWN CENTRE RETAIL/LEISURE OPPORTUNITY



RETAIL

goadsby

41-43 POOLE HILL
BOURNEMOUTH, DORSET, BH2 5PW

SUMMARY >

- BOURNEMOUTH TOWN CENTRE LOCATION.
- ARRANGED OVER THE GROUND FLOOR AND BASEMENT.
- NET INTERNAL AREA OF APPROXIMATELY 4,767 SQ FT (443.02 SQ M.)
- THE PROPERTY BENEFITS FROM PLANNING CONSENT TO BE USED AS A BAR/BREWERY.
- A VARIETY OF USES TO BE CONSIDERED (SUBJECT TO PLANNING PERMISSION).
- APPROXIMATELY 500 METRES FROM THE PRIME SHOPPING AREA OF BOURNEMOUTH TOWN CENTRE.

QUOTING RENT: £40,000 PER ANNUM EXCLUSIVE

Location

- The premises occupy a trading position on the western side of Bournemouth town centre.
- The area is characterised by a mixture of mainly independent retailers, restaurants, bars, takeaways and offices.
- A large number of hotels and guest houses are located in the close vicinity.
- Located less than 1 mile away from the popular suburb of Westbourne.

Description

- Arranged over the ground floor & basement
- Most recently occupied by a bar/brewery, and therefore any other use will require planning permission for a change of use.
- Grade II Listed
- Large ground floor footprint with internal access to a basement
- Male & Female cloakrooms located on the ground floor

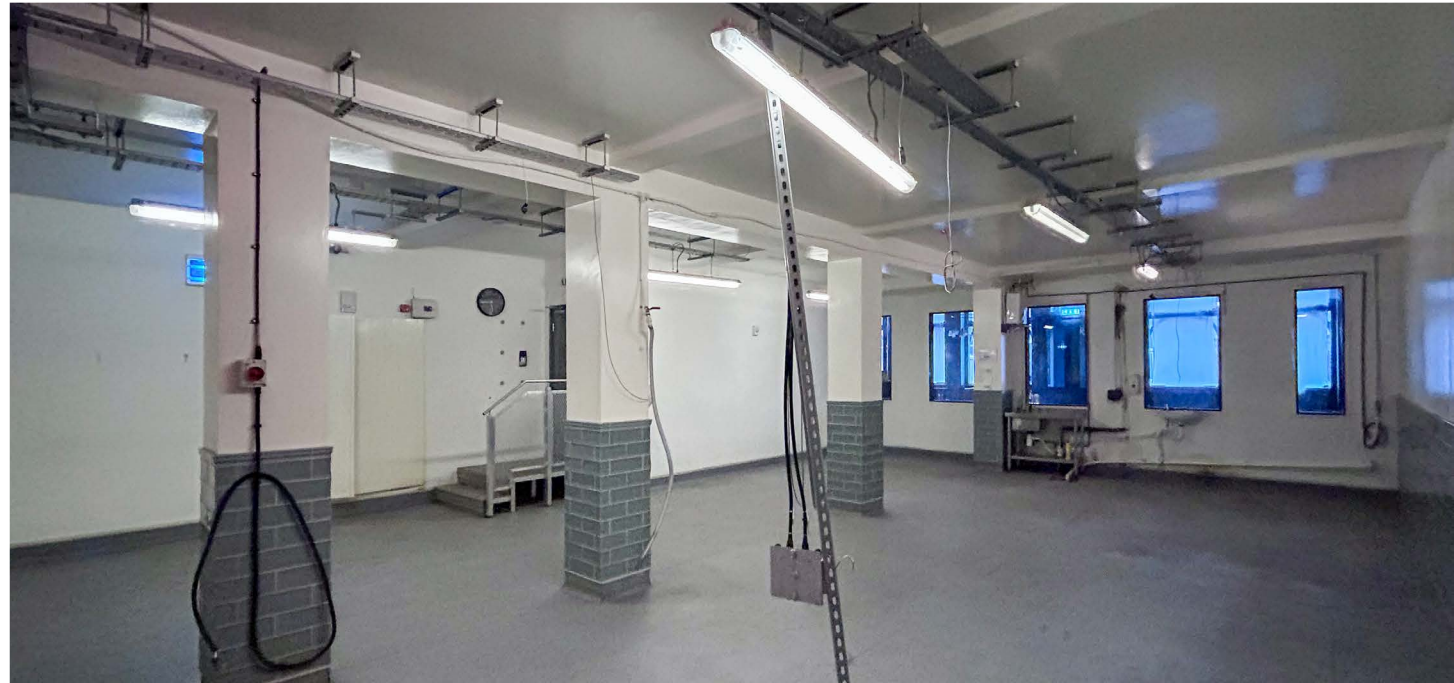
Accommodation

	sq m	sq ft
Ground floor	354	3,808
Basement	89	959

Total net internal area approx. 443.02 4,767

Terms

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rental of **£40,000 per annum exclusive** of all other outgoings.



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Rateable Value

£39,000 (1st April 2026)

Rate payable at 54.6p in the pound (Year commencing 1st April 2024)

EPC Rating

B - 39

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.

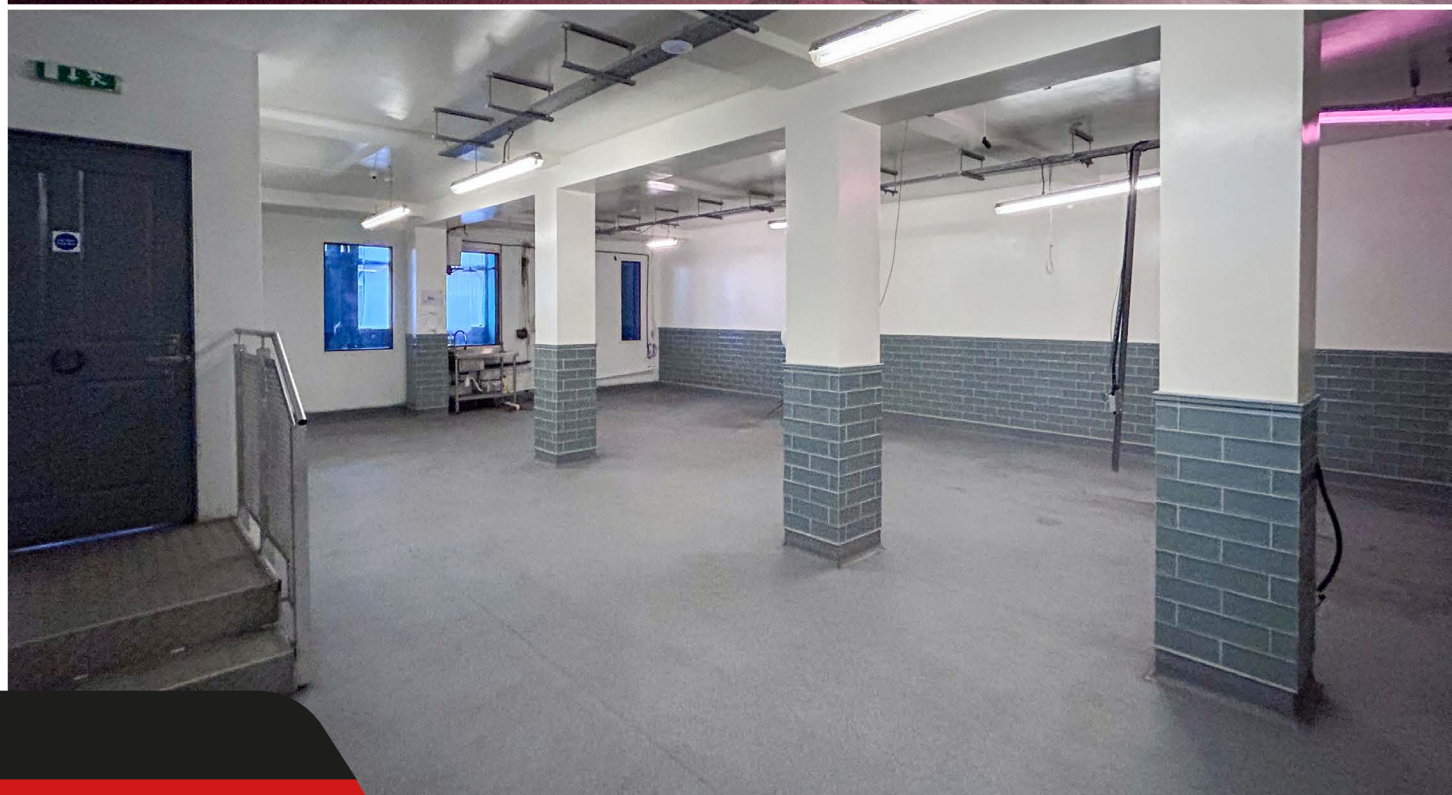


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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey 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.





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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