



RETAIL

TO LET

Large Lock
Up Retail
Premises Within
Bournemouth Town
Centre

2,015 SQ FT // 187.23 SQ M

Summary

- Class E opportunity within Bournemouth town centre
- The premises occupies an established secondary trading position within The Triangle
- In the vicinity of occupiers such as Tesco Express and KFC
- A variety of uses to be considered

Quoting Rent: £20,000 pax





Location

- The premises occupies a prominent trading position in The Triangle within Bournemouth town centre
- Nearby occupiers include KFC and Tesco Express
- The premises are also located within 150 metres of Commercial Road, where a variety of national occupiers are located including **Zara, Primark, Sports Direct, River Island, O2, Greggs** and **Tiger**

Nearby Occupiers



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Description

- This mid-terrace retail premises is arranged over the ground floor only, and benefits from a large sales area
- Most recently used as a hairdressers/ tanning salon
- There is a staff kitchenette and W/C with wash hand basin located towards the rear, in addition to a large ancillary store area which could also be used as further staff facilities

Accommodation

sq m sq ft

Total net internal area approx.

181.23

2,015



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 **£20,000 per annum**, exclusive of all other outgoings.

Rateable Value

£17,500 (1st April 2026)

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

EPC Rating

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.



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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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