goadsby

111 Old Christchurch Road
Bournemouth, Dorset, BH1 1EP

RETAIL

FOR SALE

Five Storey Redevelopment Or Owner Occupier Opportunity In Bournemouth Town Centre

3,786 SQ FT // 360.20 SQ M

ref: s428581

retail.bmth@goadsby.com 01202 550066 goadsby.com

Summary

- Bournemouth town centre location
- Refurbished five storey building
- Redevelopment opportunity, subject to planning permission
- Planning permission previously granted for the conversion of the upper parts
- Of interest to owner occupiers and developers

Quoting Price: O.I.E.O £400,000

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Location

- The property occupies a strong position on Old Christchurch Road, in the heart of Bournemouth town centre
- This section of Old Christchurch Road has a strong professional financial service offering, where a number of clearing banks, building societies, estate agents and financial advisors are located
- Nearby occupiers: **Tony & Guy, JD Gyms, Esquires Coffee, Yorkshire Building Society** and **Leeds Building Society**

Nearby Occupiers

ESQUIRES THE ORGANIC COFFEE CO. TONI&GUY HAIRDRESSING JD GYMS

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

Description

- Arranged over five storeys
- Fully refurbished throughout to a high specification
- Planning consent previously granted for the conversion of the upper floors into 4 x studios and 1 x two bedroom flat
- Of interest to owner occupiers and developers

Accommodation

	sq m	sq ft
Ground Floor	93.40	1,005
Basement	65.24	702
First Floor	86.89	935
Second Floor	57.43	618
Third Floor	57.24	614
Total net internal area approx.	**360.20**	**3,876**

Tenure

Freehold

Price

Offers in excess of **£400,000**.

Planning

Planning consent was granted on 15th November 2019 under the planning reference: 7-2019-1063-J for the conversion of the upper parts in to 4 x studios and 1 x two bedroom flats. This planning application has now lapsed.

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Rateable Value

£21,250 (1st April 2026)
Rate payable at 38.2p in the pound (Year commencing 1st April 2026)

EPC Rating

E - 108

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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