



RETAIL

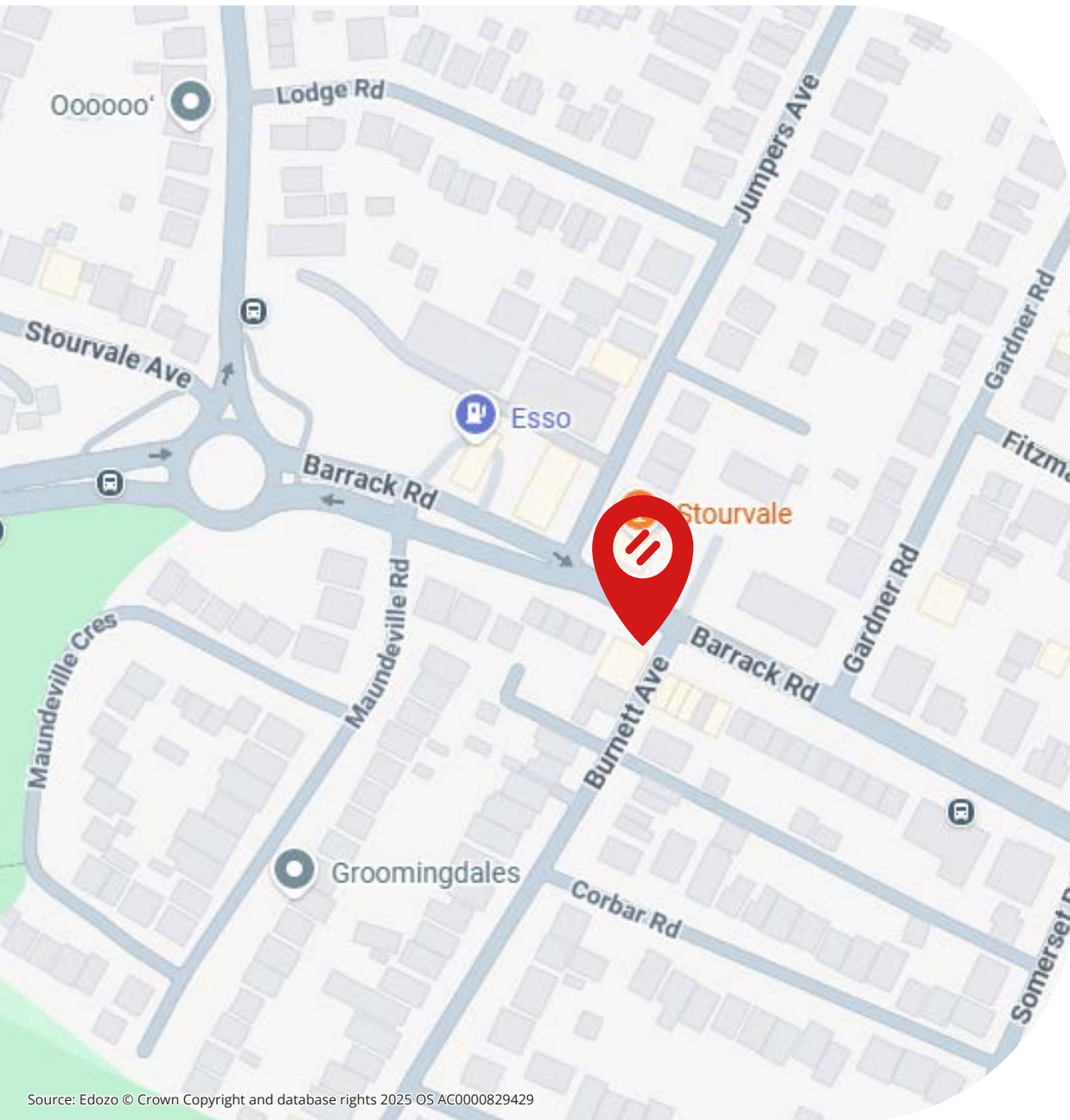
TO LET
Prominent Retail
Opportunity On
Extremely Busy
Thoroughfare
3,347 SQ FT // 319.41 SQ M

Summary

- Arranged over the ground and first floor
- Substantial ground floor sales area
- Allocated parking for 3 vehicles
- Extremely prominent position on Barrack Road
- Benefiting from return frontage
- A variety of uses within Use Class E to be considered

Quoting Rent: £27,500 pax





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Location

- Prominently located on Barrack Road with return frontage to Bennett Avenue
- Christchurch town centre is located approximately 1 mile away
- Christchurch Retail Park is located approximately 0.7 miles away, benefitting from occupiers such as **Lidl**, **The Range**, **McDonald's**, **Costa Coffee**, **Halfords** & **Home Bargains**

Nearby Occupiers



McDonald's **COSTA**

halfords



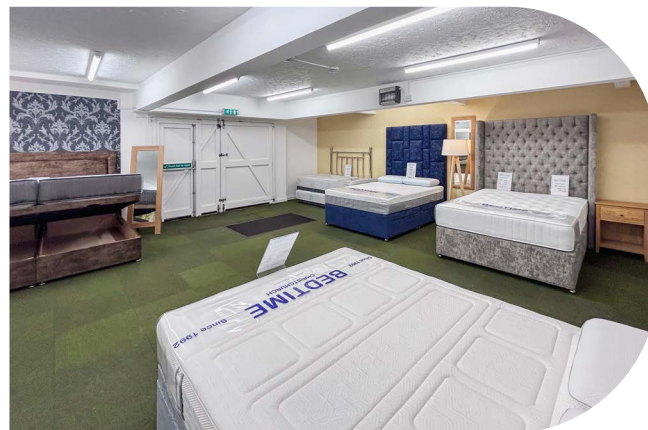
Description

- Arranged over the ground and first floor
- Substantial ground floor sales area
- The first floor is accessed via an internal staircase and is arranged into a number of storage rooms with staff facilities including a w.c. with wash hand basin
- Allocated parking for 3 vehicles located to the rear, accessed via Bennett Avenue
- A variety of uses to be considered

Accommodation

	sq m	sq ft
Ground floor	264.17	2,842
First floor	55.24	594

Total net internal area approx. 319.41 3,437



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 **£27,500 per annum**, exclusive of all other outgoings.

Rateable Value

To be reassessed

EPC Rating

C - 64

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.



ref: s354082

Viewings

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



Grant Cormack 07776 217453
grant.cormack@goadsby.com

Edd Watts 07968 299408
edd.watts@goadsby.com

Jake Walker 07834 060918
jake.walker@goadsby.com

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.

📍 254-258 Barrack Road, Christchurch, Dorset, BH23 2BJ



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Offices in Dorset and Hampshire.

goadsby.com